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REVIEW OF THE EFFICIENCY OF THE ADMINISTRATIVE AND FINANCIAL FUNCTIONING OF THE UNITED NATIONS

Facilities management

Report of the Secretary-General

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INTRODUCTION

1. At the forty-fourth session of the General Assembly, the Advisory Committee on Administrative and Budgetary Questions was informed by representatives of the Secretary-General that a long-term major maintenance programme was being developed for all premises owned by the United Nations, with a view to providing effective and efficient planning, management, maintenance and operation for all existing physical facilities of the Organization.

2. The Secretary-General submitted his report 1/ to the General Assembly at its forty-fifth session; the report surveyed all principal properties occupied by the United Nations world wide, owned and leased.

3. Part one of the present report provides an update on the principal properties occupied by the United Nations and an inventory of the properties and buildings owned or occupied by the Organization at the principal duty stations world wide, including general information on the properties by location.

4. Also contained in this report, in part two, is the historical background and descriptions of the individual properties and buildings at principal duty stations. Information on the historical development of the properties has been revised and updated, and this in turn will facilitate the development of long-term major maintenance and integrated, global facilities management.

5. The historical survey covers two basic aspects of the properties: the conditions by which the Organization established its operations in the host country at the present site, and a historic and physical description of the sites and buildings at each location.

PART ONE

UPDATED INFORMATION ON PROPERTIES AND BUILDINGS OWNED OR OCCUPIED BY THE UNITED NATIONS AT PRINCIPAL DUTY STATIONS

Table 1. Inventory of the buildings owned and leased by the United Nations at principal duty stations

Locations	Building	Year occupied by the United Nations	Gross floor area (square metres)	Storeys	Status
Addis Ababa	Economic Commission for Africa - Africa Hall (conference building)	1961	13 851	4,B	Owned
	Africa Hall (office building)	1961	10 283	B,B	Owned
	Executive-Secretary's residence	1975	719	3	Lease
	Extension office building	1976	18 864	10,B	Owned
	Library	1976	5 C04	3,2B	Owned
	Cafeteria	1976	1 952	2,2B	Owned
	Bridges	1976	1 562	1,B	Owned
	Miscellaneous structures	1976-1988	563	1	Owned
	New conference centre	1996	45 160	4,B	Owned
	Subtotal		97 958		
Amman	Economic and Social Commission for Western Asia - Temporary premises	1993	8 515	5,B	Lease M/C
	Subtotal		8 515		
Bangkok	Economic and Social Commission for Asia and the Pacific - Secretariat building	1975	29 532	15,B	Owned
	Service building	1975	19 727	5,2B	Owned
	Conference Centre	1993	50 730	4,2B	Owned
	Subtotal		99 989		
Geneva	United Nations Office at Geneva - Old Palais (including D building)	1946	85 028	4 and B	Owned
	Villa La Pelouse	1946	964	3	Owned
	Dépendance (La Pelouse)	1995	1 200	2	Owned
	Villa Les Feuillantines	1946	600	3	Owned
	Miscellaneous structures (Les Feuillantines)	1946	96	1	Owned
	Villa Le Bocage	1954	2 223	4	Owned
	Miscellaneous structures (Le Bocage)	1954	331	1	Owned
	Le Bocage, Annex I	1961	1 206	2	Owned
	Le Bocage, Annex II	1964	1 532	2	Owned
	Villa La Fenêtre	1966	774	3	Owned
	Miscellaneous structures (La Fenêtre)	1966	800	1	Owned
	New Palais extension (E building)	1974	68 440	4 and 11	Owned
	Petit Saconnex Annex	1975	10 917	3	Owned
	Immeuble Administratif Montbrillant	1995	16 345	7	Rented
	Vermont Nations Genève	1995	5 006	6,B	Leased
	International Trade Centre (rue Montbrillant)	1979	8 150	8	Rented
	Geneva Executive Centre (for UNOG purposes)	1993	3 948	9	Free of charge
	Subtotal		287 560		

Locations	Building	Year occupied by the United Nations	Gross floor area (square metres)	Storeys	Status
The Hague	International Court of Justice - Peace Palace	1946	5 693	2,B	Lease N/C a/
	Peace Palace extension	1978	3 760	3 and 4,B	Lease N/C
	Subtotal		9 453		
	International Tribunal relating to the territory of the former Yugoslavia - Office Building (AEGON building)	1994	7 168	4,B	Lease
	Detention facilities	1994	957	3	Lease
	Subtotal		8 125		
Jerusalem	United Nations Truce Supervision Organization - Government House	1948	4 445	3,B	Owned
	Workshops, stores and gatehouses	various	2 418	1 and 2	Owned
	Subtotal		6 863		
Mexico City	Economic Commission for Latin America and the Caribbean - Mexico City office	1973	7 500	7-17	Rental
	Subtotal		7 500		
Nairobi	United Nations Office at Nairobi - Buildings A-I	1975	11 623	1,1-2	Owned
	Buildings M, N, P, Q, R, S, T, DP, Cafeteria, Conference and Library, including Concourse and Mall	1984	39 459	2,1-3	Owned
	Buildings U-X	1994	10 219	3,3-4	Owned
	Four single-storey structures	1990-1994	844	1	Owned
	Subtotal		62 145		
New York	United Nations Headquarters - Secretariat building	1950	83 613	39,3B	Owned
	Parking garage	1952	57 440	3B	Owned
	Conference building	1952	39 710	5,2B	Owned
	General Assembly building	1952	29 409	4,B	Owned
	United Nations Institute for Training and Research building	1954	2 090	5,B	Owned
	Dag Hammarskjöld Library	1962	11 018	4,3B	Owned
	Secretary-General's residence	1972	1 305	4,B	Owned
	DC-1 building	1976	31 507	1-21	Rental
	Archives	1978	3 484	11 and 12	Rental
	North Lawn Printing	1981	9 244	2B	Owned
	Cafeteria	1982	3 651	2	Owned
	Conference building extension	1982	1 390	2	Owned
	DC-2 building	1983	28 934	1-23	Rental
	866 UN Plaza, ALCOA building	1992	6 012	1	Rental
	345 East 45th St. FF building	1995	4 552	2 and 3	Rental
	DC-1, 26th floor	1990	656	1	Rental
	Subtotal		314 015		
Santiago	ECLAC Headquarters	1966	12 350	2 and 3,2B	Owned
	ECLAC Headquarters additions	1969	1 030	1	Owned
	Document Research Centre	1975	1 600	1,B	Owned
	European Southern Observatory Printing	1976	600	1,B	Rental
	North Gate House	1976	50	1	Owned

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Locations	Building	Year occupied by the United Nations	Gross floor area (square metres)	Storeys	Status
	Gatehouse/classroom	1978	60	1	Lease N/C
	Auditorium	1983	1 080	1	Owned
	North building	1989	1 996	1	Owned
	Subtotal		18 596		
Tokyo	United Nations University Headquarters (UNU)	1992	22 377	5, 3B	Lease N/C
	UNU Research and Training Centre	1995	5 874	5, 3B	Lease N/C
	Subtotal		28 251		
Vienna	Building A, International Atomic Energy Agency (IAEA) Headquarters	1979	40 963	29	Lease N/C
	Building B, IAEA Headquarters	1979	16 911	12	Lease N/C
	Building C, Conference Building	1979	25 918	9, B	Lease N/C
	Building D, United Nations Office at Vienna (UNOV) and United Nations Industrial Development Organization (UNIDO) Headquarters	1979	33 362	23	Lease N/C
	Building E, UNOV, United Nations International Drug Control Programme (UNDCP), UNIDO and United Nations Relief and Works Agency for Palestine Refugees in the Near East (UNRWA)	1979	23 440	16	Lease N/C
	Building F, Common Services UNOV	1979	43 283	11, 2B	Lease N/C
	Building G, Common Services UNOV	1979	17 463	7, 2B	Lease N/C
	Building J, UNOV and Office of the United Nations High Commissioner for Refugees (UNHCR)	1993	607	2	Lease N/C
	Parking decks	1979	63 263	3	Lease N/C
	Subtotal		265 210		
	TOTAL		1 134 189		

a/ Leased at nominal or no cost.

Table 2. Gross floor areas of buildings occupied by the United Nations at the principal duty stations (owned, leased and rentals)

Buildings: owned and leased at nominal or no cost

Gross floor areas (square metres)

Duty station	Owned	Leased at nominal or no cost	Total
Addis Ababa	97 239	719	97 958
Amman	-	8 515	8 515
Bangkok	99 989	-	99 989
Geneva	174 111	3 948	178 059
The Hague	-	9 453	9 453
Jerusalem	6 863	-	6 863
Nairobi	62 145	-	62 145
New York	238 870	-	238 870
Santiago	17 936	60	17 996
Tokyo	-	28 251	28 251
Vienna	-	265 210	265 210
Total	697 153	316 156	1 013 309

Buildings: rented and/or leased at commercial rates

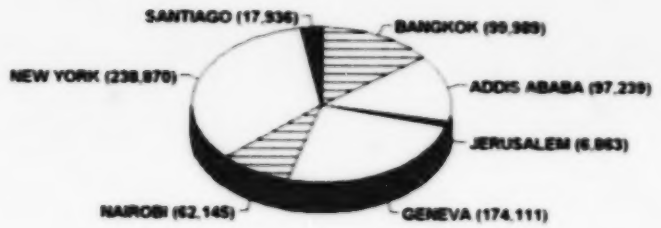
Gross floor areas (square metres)

Duty station	Rented	Leased	Total
Geneva	24 495	5 006	29 501
The Hague	-	8 125	8 125
Mexico City	7 500	-	7 500
New York	75 145	-	75 145
Santiago	600	-	600
Total	107 740	13 131	120 871

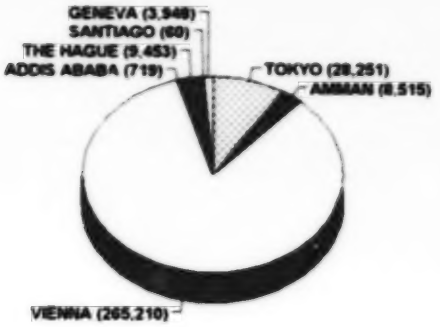
Table 3. Summary of physical size of sites occupied by the United Nations at the principal duty stations (in hectares)

Location	Entity and site	Status					Total area
		United Nations ownership		Lease at nominal or no cost			
		Land	Land and building	Land	Land and building	Building space	Ownership and lease combined
Addis Ababa	Economic Commission for Africa Headquarters		10.45		0.30		10.75
Amman	Economic and Social Commission for Western Asia Headquarters (temporary premises)				0.40		0.40
Bangkok	Economic and Social Commission for Asia and the Pacific Headquarters		3.16				3.16
Geneva	United Nations Office at Geneva Palais		24.90				
	various	2.80	18.93		0.47		47.10
The Hague	International Court of Justice					5.80	
	International Tribunal relating to the territory of the former Yugoslavia				1.05		6.85
Jerusalem	United Nations Truce Supervision Organization Headquarters		8.50				8.50
Nairobi	United Nations Office at Nairobi, United Nations Environment Programme and United Nations Centre for Human Settlements (Habitat)		56.66				56.66
New York	United Nations Headquarters		6.65				6.65
Santiago	Economic Commission for Latin America and the Caribbean Headquarters		4.69	0.66			5.35
Tokyo	United Nations University Headquarters				0.80		0.80
Vienna	United Nations Office at Vienna, International Atomic Energy Agency, United Nations Industrial Development Organization and United Nations Relief and Works Agency for Palestine Refugees in the Near East				18.00		18.00
		2.80	133.94	0.66	21.02	5.80	
	Total area in hectares	136.74		27.48			164.22

Buildings Owned
Total Gross Floor Area: 697,153 sq.m.



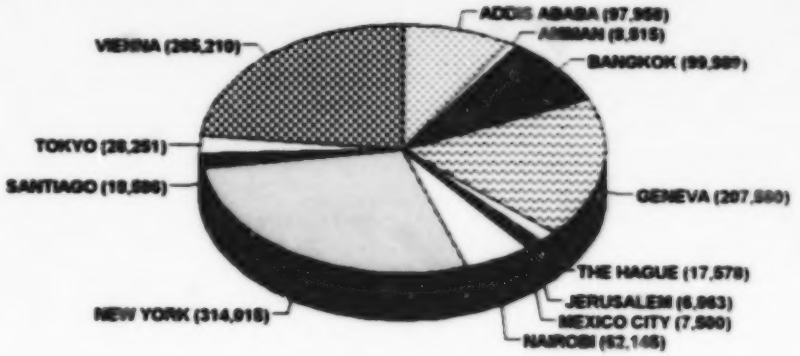
Buildings Leased At Nominal/No Cost
Total Gross Floor Area: 316,156 sq. m.



Buildings Rented At Commercial Rates
Total Gross Floor Area: 120,871 sq.m.

ALL BUILDINGS

Total Gross Floor Area: 1,134,180 sq.m



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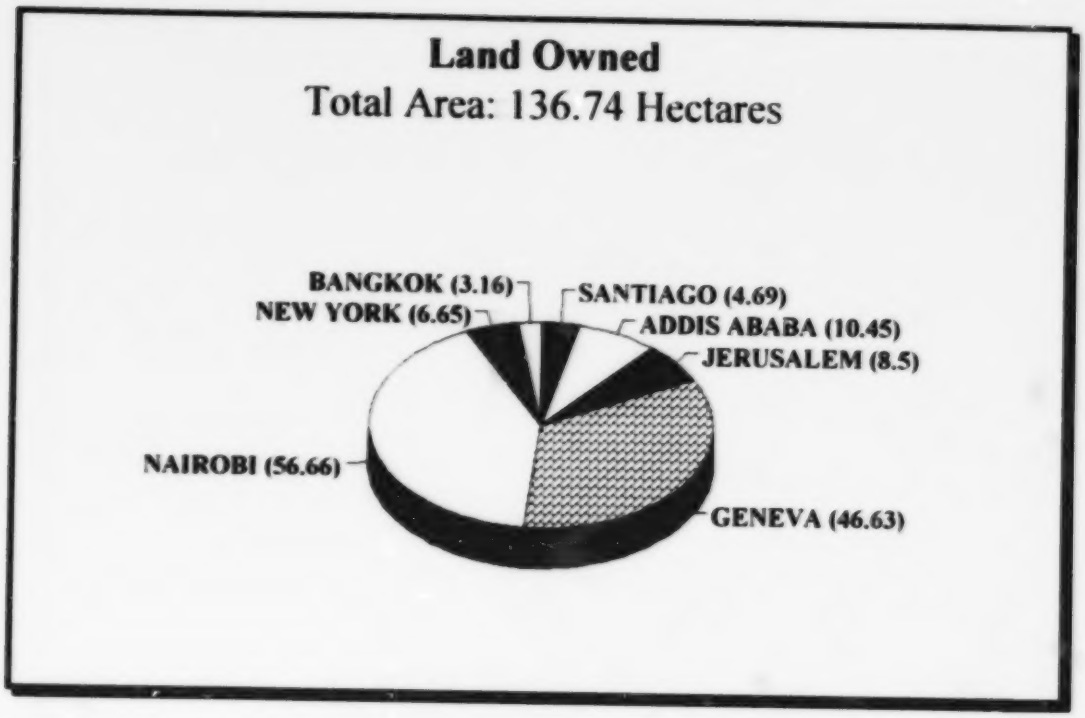
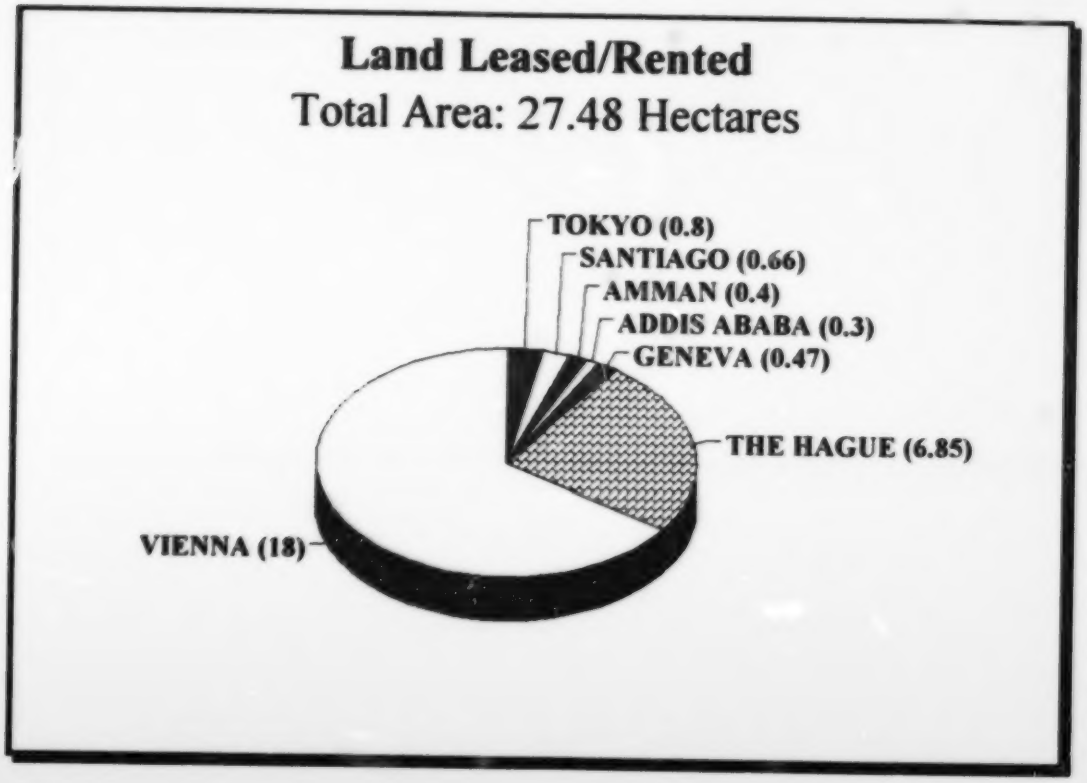
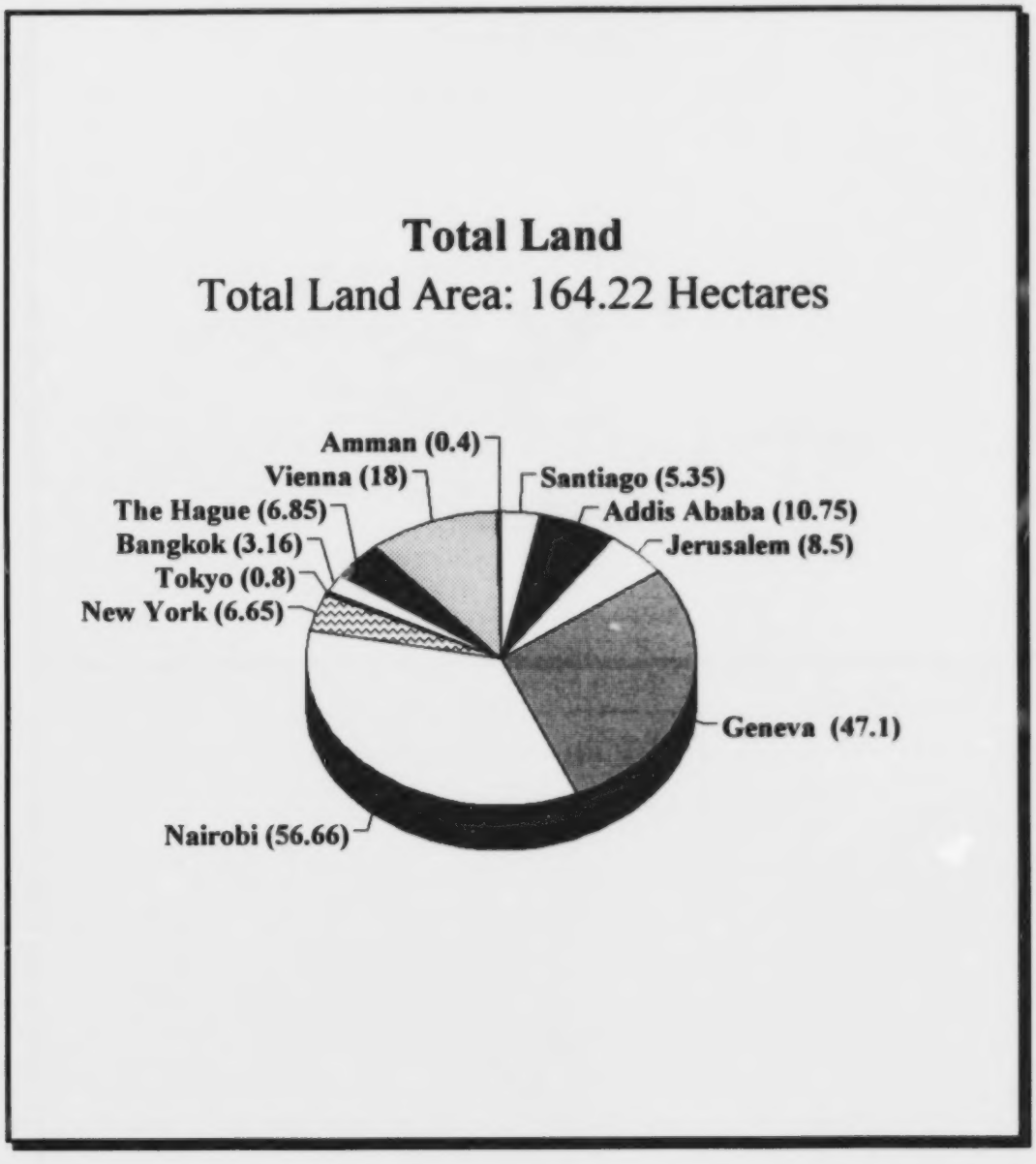

Land Owned
Total Area: 136.74 Hectares
BANGKOK (3.16)
NEW YORK (6.65)
SANTIAGO (4.69)
ADDIS ABABA (10.45)
JERUSALEM (8.5)
NAIROBI (56.66)
GENEVA (46.63)


Land Leased/Rented
Total Area: 27.48 Hectares
TOKYO (0.8)
SANTIAGO (0.66)
AMMAN (0.4)
ADDIS ABABA (0.3)
GENEVA (0.47)
THE HAGUE (6.85)
VIENNA (18)


Total Land
Total Land Area: 164.22 Hectares
Amman (0.4)
Vienna (18)
The Hague (6.85)
Bangkok (3.16)
Tokyo (0.8)
New York (6.65)
Santiago (5.35)
Addis Ababa (10.75)
Jerusalem (8.5)
Geneva (47.1)
Nairobi (56.66)

PART TWO

HISTORICAL BACKGROUND AND DESCRIPTIONS OF PROPERTIES AND BUILDINGS AT PRINCIPAL DUTY STATIONS

INTRODUCTION

1. Document A/45/796 presented an inventory of data on the principal properties occupied by the United Nations world wide, including general information on the size, valuation and legal aspects of the properties by location.

2. The present document contains the historical background and descriptions of the individual properties and buildings at principal duty stations. Information on the historical development of the properties was assembled as part of the base survey and analysis of properties owned and leased by the United Nations at the principal duty stations.

A. International Court of Justice, The Hague

3. The International Court of Justice, the successor to the Permanent Court of International Justice (1922-1946), was established by Chapter XIV of the Charter of the United Nations signed at San Francisco on 26 June 1945. Article 22 of the Statute of the International Court of Justice, an integral part of the Charter, designates The Hague as the permanent seat of the Court. The proceedings and deliberations of the judges of the International Court of Justice are conducted in the world-renowned Palais de la Paix (Peace Palace).

Establishment of the Peace Palace

4. The First International Peace Conference in 1899 at The Hague led to the establishment of the Permanent Court of Arbitration. It soon became evident that the initial accommodations of that Court in a town house in The Hague had become inadequate as a result of the increasing number of cases presented before the Court. The concept of a Peace Palace had its origin in the interest of several participants in the 1899 Conference. Their interest was given focus by the campaign of a prominent English journalist, William Stead, for the construction of a "Temple of Peace" as an outward and visible sign testifying to the progress of mankind. In line with the international status of the Court, it was considered that the erection of the "Temple of Peace" should also be an international effort.

5. A Peace Palace meeting the aspirations of these men accorded well with Andrew Carnegie's emphasis on peace endowments and libraries in the distribution of his wealth, and in 1903 he agreed to support the project. In the end it was decided that a building would be constructed that would become at once a symbol of the peace ideal and the functional seat of the Permanent Court of Arbitration on a site to be provided by the Government. The building would also house a world library of international law, to be placed at the service of the Court.

6. In May 1903, Carnegie had the sum of $1.5 million transferred from New York to the Government of the Netherlands at The Hague. Its international status did not permit the Court to own property and it was necessary to establish a foundation, the Carnegie Stichting, to oversee the project and administer the funds. Although in form a private foundation named for the initial benefactor, the foundation was subject to a Supervisory Council consisting of various Government ministers and officials on an ex officio basis. The operations of the Foundation were administered by five directors, all Dutch nationals, one of whom was appointed by the Court and the rest by the Government. In June 1904, the Board of Directors of the Foundation was appointed. Over the years, the operations of the Foundation and the Peace Palace have received considerable direct support from the Government.

Site

7. The Peace Palace is located on grounds that had formed part of the "Zorgvliet" estate, a time-honoured park area. The selection of the site for the Palace was a long-drawn-out three-year struggle between the competing interests of individuals, the community, interested institutions and various levels of government. After protracted debate, a wooded site on the Zorgvliet estate was finally chosen in 1905 for the construction of the Peace Palace from among many alternative locations. On 18 August 1905, 5 hectares (12.5 acres) of the estate there were purchased with a grant of f. 700,000 from the Treasury of the Government of the Netherlands.

Buildings

8. An international competition for the design of the Peace Palace was initiated on 15 August 1905 by the Board of the Carnegie Stichting. Twenty-one firms were formally invited to submit designs for which an honorarium was paid. By the deadline, another 195 architects from all over the world submitted projects without remuneration or specific invitation.

9. An international architectural jury met at The Hague in May 1906 and selected six prizewinners. The outcome of the competition led to lengthy legal difficulties, in part because the jury awarded the first prize to a design by the French architect Cordonnier that failed to meet the competition rules on technical and cost grounds and led to legal entanglements on design grounds. It was seven years before the Board of the Carnegie Foundation finally overcame all the lawsuits arising from the results of the competition.

10. During the next two years of negotiations with the architect, the proposed plan and façade design were altered and the supervision of the building process was placed in the hands of an associate of Cordonnier, the Dutch architect van der Steur, as a condition of the Board. The first stone was laid in the summer of 1907, an event which was attended by 200 delegates from 50 nations who had come for the Second Hague Peace Conference that year.

11. The construction of the Peace Palace, though not without complications, was relatively straightforward. Despite the conservative outer appearance of the building, the best contemporary techniques were used in its construction. Excavation commenced in December 1907. The summit of the building was reached

on 12 December 1911, but nearly two more years were required to complete the extensive decoration of the interiors.

12. In response to a proposal made in 1907 at the Second Hague Peace Conference, most of the materials and artifacts used for the decoration and embellishment of the interior of the Palace were gifts from nations that were signatories to The Hague Conventions. These included marble from Italy, finely wrought front entrance gates from Germany, stained-glass windows from the United Kingdom of Great Britain and Northern Ireland, and precious woods from a number of countries. Works of art, too, were donated in great numbers, including many paintings and sculptures as well as exquisite silk tapestries from Japan especially designed for the room of the Conseil administratif of the Permanent Court of Arbitration. The presentation of these and other artworks was a gesture of generosity that would find future resonance during the construction and embellishment of other buildings erected subsequently by the League of Nations and the United Nations.

13. The gifts for the Peace Palace, together with the overall interior design in which doves of peace, olive branches, scales and figures of Peace and Justice were manifested in the decorations, attested to the public view and rising hope that peace through justice would put an end to all war and strife. A young Dutch craftsman and native of The Hague, Herman A. Rosse, designed and executed the elaborate decorations for the ceilings and vaults, stained-glass windows, murals and superb tile-panels of the Palace. The landscape design of the Palace grounds was the work of T. H. Mawson, London garden architect. The Palais de la Paix was inaugurated by Queen Wilhelmina on 28 August 1913. The opening ceremony, attended by Andrew Carnegie and 400 guests, brought to a conclusion one of the greatest international efforts that had ever been conducted to build a concrete symbol of high humanitarian ideals.

14. With the establishment of the Permanent Court of International Justice in 1922 and The Hague Academy of International Law in 1923, the facilities of the Peace Palace were becoming overcrowded. A separate building was constructed for the Academy at the rear of the Palace. It was connected to the Palace by an enclosed bridge at the first-floor level. It was opened in 1929.

15. In the Agreement of 1946 between the Carnegie Foundation and the United Nations, the International Court of Justice was given "permanent and exclusive use" of certain defined rooms in the Peace Palace. In addition, the Agreement specified that the Court was entitled to the joint use of all the other premises of the Palace necessary for its work, in accordance with subsequent agreements that were to be concluded in each particular case with the Foundation.

16. Serious space problems developed at the Peace Palace in the 1960s as the increased activities of the various occupants created pressure for expansion. In a report of October 1965 by the Administrative Management Service of the United Nations on "Accommodations of the International Court of Justice at The Hague", it was reported that the Court then occupied 52 rooms/offices with a total floor space of 2,111 sq m (22,720 sq ft). In addition, during sessions of the Court it had access to the Great Court Room, the adjacent Council Chamber, and two Council Rooms nearby.

17. New Wing of the Peace Palace. The definitive decision to construct a new wing was taken in October 1973. In 1974, designs were invited from three competing firms. The design of the architects Brouwer and Deurvorst was selected in October 1975. Construction was supervised by architects T. T. Deurvorst and J. Schrieke. The New Wing of the Peace Palace (3,760 sq m/40,470 sq ft, in gross area) was erected at the expense of the Government of the Netherlands and inaugurated by Queen Juliana on 4 April 1978. It was placed at the disposal of the United Nations and is devoted exclusively to the use of the Court. The net usable space amounts to 1,516 sq m (16,320 sq ft), including conference and study rooms for the use of the judges.

18. As of 1990 the International Court of Justice occupied 9,453 sq m/ 101,751 sq ft gross (4,036 sq m/43,443 sq ft net), in the Peace Palace, including the New Wing. The Great Hall of Justice still serves for the public sittings of the Court and the offices of the Registry are also located in the original building. In addition to the International Court of Justice, the Palace houses the Permanent Court of Arbitration, The Hague Academy of International Law, the Carnegie Stichting, and the Peace Palace Library, which serves all these institutions and also the public.

B. International Tribunal for the Prosecution of Persons Responsible for Serious Violations of International Humanitarian Law Committed in the Territory of the Former Yugoslavia, The Hague

Offices and Detention Facility

19. By resolution 827 (1993) of 25 May 1993, the Security Council, acting under Chapter VII of the Charter of the United Nations, made the decision to establish the International Tribunal for the Prosecution of Persons Responsible for Serious Violations of International Humanitarian Law Committed in the Territory of the Former Yugoslavia since 1991. At the same time, the Security Council decided to locate the seat of the International Tribunal at The Hague, subject to the conclusion of appropriate arrangements between the United Nations and the Government of the Netherlands. The basic Headquarters Agreement was signed on 27 May 1994.

20. The headquarters of the International Tribunal at The Hague was formally established in 1994 to include office space, a Trial Chamber and Detention Facilities. In view of time constraints in making arrangements for the permanent seat of the Tribunal, interim arrangements were made to hold its inaugural session in November 1993 at the facilities of the International Court of Justice. The Government of the Netherlands agreed to absorb the rental costs of the Tribunal through 30 June 1994. On 1 July 1994 it officially occupied its current facility.

Sites and Buildings

21. Churchillplein 1, a privately owned site in The Hague, provides current accommodation for the Tribunal headquarters. The site comprises 10,390 sq m of land, located at the intersection of Johann de Witt Laan and Eisenhowerlaan in

the Statenkwatier District of The Hague. For arrival by car, there is an entrance to the site and private underground parking garage from Johann de Witt Laan. One block from the site on Scheveningse Weg are located the Congregebouw stops of trams Nos. 7 and 8 which connect directly with the city centre and the residential parts of Scheveningen where many of the staff are living. A city bus route is located directly behind the site on Eisenhowerlaan providing service to other areas of The Hague. The selection of the site, including the availability of major public transport facilities, is the result of thoughtful planning by the Office of Legal Affairs and the Overseas Property Management and Construction Unit of Headquarters.

22. The building, owned by Aegon Nederlands, a major Dutch insurance company, was constructed in 1955. The Tribunal entered into a formal lease agreement to occupy the west wing of the building on 1 July 1994. The building is a four-storey office building with a basement and an underground parking garage. The total building includes 19,529 sq m of office and support space, of which the Tribunal currently leases 7,168 sq m or approximately 37 per cent. In addition, there is a total of 398 parking spaces, of which the Tribunal currently leases 104 spaces. The balance of the building and parking spaces will be turned over to the Tribunal on or before 1 January 1997, when Aegon Nederlands vacates the premises. The term of the lease is four years, expiring on 30 June 1998. The Tribunal, at its option, may extend the lease for two successive periods of four years.

23. In order to install the necessary security measures and create a Trial Chamber, extensive construction work was performed. The Government of the Netherlands, through the Ministerie van Volkshuisvesting, Ruimtelijke Ordening en Milieubeheer, provided design and construction administration services. Additional oversight was provided by the Overseas Property Management and Construction Unit and a member of the General Services Section of the Tribunal.

24. The construction was substantially completed in March 1995. The Court began operations with its first hearing on 26 April 1995. The flexible design of the courtroom also permits it to be used for other functions, including plenary sessions and special meetings. As an example, the swearing-in ceremony of the judges selected to serve on the International Criminal Tribunal for Rwanda was conducted in the facility on 27 June 1995.

25. The Detention Facility is located in Scheveningen along Pompstations Weg in the Belgisch Park section of The Hague. The building was constructed on behalf of the Tribunal by the Government of the Netherlands at its Penitentiair Complex Scheveningen. The building is a new, three-storey modular structure specifically designed for detention purposes. It includes approximately 957 sq m of space, including offices, interview rooms, two isolation cells, and 24 prison cells. There is an exterior exercise yard comprising an additional 32 sq m. In accordance to its lease arrangement with the Government of the Netherlands, the Tribunal took possession of the Detention Facility on 1 October 1994. Owing to delays in the extradition of the first accused, the premises were not utilized until mid-April 1995.

C. United Nations Office at Geneva

26. In the nineteenth century, the international stature of Geneva was enhanced by the founding of the Society of Peace in 1830, the International Red Cross in 1863 and the signature of the Geneva Convention in 1864. The establishment of the city as a permanent international site for intergovernmental deliberations came at the Paris Peace Conference in 1919, when Geneva was chosen as the headquarters of the League of Nations.

27. The Interim Arrangement on Privileges and Immunities of the United Nations, concluded between the United Nations and the Swiss Confederation, was signed at Berne on 11 June 1946 and at New York on 1 July 1946. The General Assembly of the United Nations considered this document and by resolution 98 (I) approved the establishment of Geneva as the seat of the European Office of the United Nations on 14 December 1946. In 1966 the Office was redesignated as the United Nations Office at Geneva.

The Palace of the League of Nations

28. The League of Nations first proposed to build its headquarters on land it had purchased on the shores of Lake Geneva. The properties are known collectively as the "Sècheron properties", and comprise Perle du Lac and the Villas Bartholoni and Moynier, with a total of 6.68 hectares (16.51 acres). In March 1926 an extraordinary Assembly of the League decided to open an international architectural competition to select a design for the "palace" of the League to be built on the Sècheron properties.

29. Early in 1927, after six weeks of study of the 377 designs submitted, the international jury of architects reported that a great number of interesting ideas had been presented, but found that the numerous competitors had not taken sufficient account of the competition rules or of the material conditions of the design programme. The jury decided to award nine "first" prizes, including one to Le Corbusier, but declared that it was unable to recommend specifically the execution of any of the projects that had been submitted.

30. A complication arose during this period when it became evident that the lakeside properties were not large enough to permit the erection of the building complex proposed. The size of the library to be included in the complex was increased substantially in 1927 as a result of a grant of $2 million for this purpose from John D. Rockefeller, Jr.

31. In order to allow construction of the enlarged complex, the City of Geneva granted the League of Nations, in an agreement dated 26 March 1929, surface rights to a much larger property above the lake in exchange for reciprocal surface rights to the Sècheron properties.

32. The right granted to the City of Geneva was an exclusive right of usage. On these properties the City of Geneva could construct buildings which the city would own. The League of Nations, however, remained the owner of the land itself. The League's rights in these parcels were transferred to the United Nations by the Agreement of 19 July 1946 between the two parties.

Site

33. The principal site of the United Nations at Geneva is the Parc de l'Ariana, which comprises 24.9 hectares (61.53 acres). As part of the reciprocal agreement regarding the Sècheron properties, the League of Nations was granted an exclusive right of usage at this site. The League would own any buildings that it would construct on the site. The site that the City of Geneva made available to the League in 1928 comprised most of the land below the Musée de l'Ariana. A direct exchange of the properties was not possible under the terms of the testament of the last private owner, Gustave Revilliod (d. 1890), who had willed the Parc de l'Ariana to the City of Geneva in perpetuity. Accordingly, ownership of the site remains with the City of Geneva. Under the agreement between the City of Geneva and the League of Nations in 1928, the Musée de l'Ariana and the grounds immediately surrounding it were excluded from the site made available to the League of Nations, generally known as the Parc de l'Ariana.

34. The rights to the occupancy and use of the site, first granted to the League of Nations, were renewed in favour of the United Nations by the Convention sur l'Ariana signed on 11 June and 1 July 1946 by the Swiss Confederation and the United Nations. These are: (a) right to construct on the entire site, without necessity of approval by the City of Geneva, with full ownership of the constructions retained by the Organization, and (b) surface rights of usage of the built land and immediately contiguous and surrounding land up to 100 metres (328 feet) in all directions on the site so long as the Organization continues to occupy its buildings thereon.

35. The Parc de l'Ariana provides an exceptional setting. Its last private owner, Gustave Revilliod, undertook extensive landscaping on the family estate between 1864 and 1876 and purchased additional surrounding properties. On the death in 1876 of his mother, Ariana de la Rive Revilliod, Gustave decided to honour and perpetuate her name by the creation of an art museum, the Palais de l'Ariana, constructed on the upper heights of the Parc. The site offers an imposing view of the countryside of Geneva, the Savoie, and the Alps, with the lake and mountainside of Cologny in the foreground.

36. That the majesty of this vantage point has been largely preserved is due to the legacy of Revilliod, who left this property to the City of Geneva and its inhabitants for the enjoyment in perpetuity of the museum and public park, with the condition "that it may never be, in its entirety nor in its parts, deteriorated or changed to other conditions, except those which are formal, nor which would tend to alter the character, no part could ever be sold". Over the years the League of Nations, and later the United Nations, have added a number of adjoining and nearby properties to the original site, and have extended the park setting to the new lands. Today the United Nations property includes most of the land enclosed by the Avenue de la Paix, the Route de Pregny, the Chemin de l'Impératrice and the railroad.

Palais des Nations

37. Following the inconclusive results of the architectural competition, the change of site and the enlargement of the project due to the Rockefeller gift for the library, the Assembly of the League of Nations established a Committee of five members. By resolution of 26 September 1927, the Committee was charged with the responsibility to select a design capable of responding to both practical necessities and aesthetic requirements. Interestingly, the members of this Committee were not architects, but diplomats.

38. On 22 December 1927 the Committee unanimously adopted the following statement:

> The project which, in the judgement of the Committee, satisfies best the requirements of practical and aesthetic order is that presented by Messieurs Nenot and Flegenheimer.
>
> Nevertheless, the Committee has noted certain inconveniences inherent in this project and expressed the desire that a new project may be prepared by Messieurs Nenot, Flegenheimer, Broggi, Lefèvre et Vago in collaboration with the Secretariat of the League of Nations.

39. On 6 March 1928, the Council of the League gave its approval to the new plans thus revised and authorized the Secretary-General to sign a contract with the architects. At Madrid, in June 1929, the Council finally approved the construction plans for the Palais. The design process had taken three years and had attracted considerable international attention during its evolution.

40. The project, executed under the general direction of the League of Nations, is due to the collaboration of five architects: M. Nenot, Inspector General of the Civil Buildings and National Palaces, architect, Paris; M. Broggi, architect, Rome; M. Flegenheimer, architect, Geneva; M. Lefèvre, Inspector General of Civil and National Buildings, architect, Paris; and M. Vago, architect, Budapest. These architects worked in a team; decisions were taken by majority vote. Under their direction an architectural team of some 35 architect-collaborators was engaged.

41. A ceremony for the laying of the first stone for the Palais was held on 7 September 1929, but construction of the Palais actually began on 1 March 1931, following the signature of a contract between the League of Nations and the Entreprise du Palais des Nations, a group of several large firms organized for this purpose. Structural work was completed in 1933. The League Secretariat occupied the new buildings in February 1936 and the first session of the Assembly in the new chambers took place in September 1937. The final cost was SwF 35 million, including the Rockefeller gift.

42. The main section of the building forms a horseshoe facing the lake and enclosing a great court of honour. This grand court, 130 m (426.5 ft) in length and 90 m (295.27 ft) in depth, stepped down the slope of the terrain by means of a series of stairs and terraces. At the entrance to the Assembly Hall is the monumental Salle des Pas Perdus, flanked on either side by the Council Chamber

and the Library. In the Council Chamber, the gold and brown frescoes painted by Jose-Maria Sert illustrate the perils of war and man's struggle against nature.

43. Many nations made gifts of marble, granite, rare woods, paintings and drawings, tapestries, wrought iron and other works of art. The contents of the Palais des Nations reflect both the diversity and commonality of all humanity through the exhibition of the artistic skills of its varied cultures.

44. Extension of the Palais. A new wing was added to the Palais in 1973. It was designed by the architects C. Groggi and P. Luigi (Italy), E. Beaudoin and J. Carly (France) and Sir Basil Spence (United Kingdom). The addition consists of a conference building and an office building. One of the main conference rooms has been called the Swiss Room in gratitude to the Swiss Confederation and the Republic and Canton of Geneva, which contributed 4 million Swiss francs to the project. Major United Nations bodies, such as the United Nations Conference on Trade and Development (UNCTAD), the Economic and Social Council, the International Law Commission and the Commission on Human Rights, meet there regularly. The new building extends beyond the Parc de l'Ariana site onto portions of La Pelouse and Le Bocage parcels. The foundation stone was laid on 5 April 1968 by the then Secretary-General of the United Nations, U Thant. The inauguration of the new building took place on 4 July 1973.

45. The Palais des Nations now comprises five main buildings: the Secretariat wing, the Assembly building, the Council Chamber building, the Library and the new wing, presenting in its present overall aspect a sweep of nearly 600 m (1,968.60 ft).

46. Le Bocage (5.58 hectares/13.79 acres). Le Bocage, "The Grove", is situated in a wooded area on the Route de Pregny, north-west of the Palais des Nations. The villa was built at the beginning of the nineteenth century and later enlarged (total 2,223 sq m/23,928 sq ft) in the Empire style with a park landscaped in the French manner. The United Nations acquired the site on 8 December 1954 from the City of Geneva. In exchange, the United Nations transferred to the City of Geneva its property Le Chêne, adjoining the Botanical Garden, that the League of Nations had acquired in 1937. The Villa Le Bocage is currently used by the Training and Examinations Section of the Personnel Service of the United Nations Office at Geneva. Two prefabricated office buildings built in 1960 and 1964 initially provided accommodations for the secretariat of the General Agreement on Tariffs and Trade and now house the Administrative Service of UNCTAD.

47. La Pelouse (5.34 hectares/13.2 acres). The eastern corner of the new wing of the Palais occupies a portion of this property, which was purchased by the League of Nations on 24 March 1930. The villa (964 sq m/10,376 sq ft), built in the early nineteenth century (1853), served as the residence of the Secretary-General of the League of Nations. The property was transferred to the United Nations in 1946. It was completely refurbished in 1989 for use as office space. After mid-1991, La Pelouse was used as office space for the United Nations Compensation Commission. At the request of the Commission, a study was made in 1993 to explore the possibility of also using the Dépendance (La Pelouse Annex) for office space. The Dépendance was used for storage of used equipment. Renovation work is now progressing to convert this building into office space.

It is expected that by the end of 1995 some 1,200 sq m (12,917 sq ft) of space will be placed at the disposal of the Commission. The financing of this work is covered by the Commission against future rent which it would have been charged.

48. La Fenêtre (6.87 hectares/16.98 acres). This property, located to the north of the Palais, between the Route de Pregny and the Chemin de l'Impératrice, has an interesting history associated with the ideals of the United Nations itself. It was purchased in 1819 by the Count Jean-Jacques de Sellon, who constructed in 1820 on the site the Villa La Fenêtre (774 sq m/8,331 sq ft), which still stands today. To commemorate the "Société de la Paix" that he had founded, and as evidence of his dedication to the principle of the inviolability of life, he had an obelisk erected on the site. A small temple was also built there later and consecrated to "Friendship and Peace"; the temple was destroyed by a storm in 1946. The League of Nations acquired the property in 1937. Ownership passed to the United Nations in accordance with the Agreement of 19 July 1946 between the League of Nations and the United Nations. The Villa has been the residence of the Director-General of the United Nations Office at Geneva since 1979. The International School also has a facility at the north-west corner of this site, facing the Route de Pregny. In 1975, the United Nations acquired the adjoining Birkigt parcel (1.77 hectares/4.37 acres) from the City of Geneva in exchange for lands on the opposite side of the Avenue de la Paix.

49. Les Feuillantines (0.72 hectares/1.78 acres). This property, located between the Route de Ferney and the Route de Pregny, Petit-Saconnex, was purchased by the League of Nations in 1937, and was transferred by the League to the United Nations in 1946. The villa (600 sq m/6,458 sq ft) was used initially by the United Nations as the residence of the Director-General of the United Nations Office (from 1960 to 1979). After the transfer of the residence of the Director-General to La Fenêtre, the villa was remodelled to provide office accommodations for the liaison offices of various specialized agencies.

50. Annexe Petit-Saconnex (1.95 hectares/4.82 acres). These grounds, while owned by the Canton of Geneva, carry a leasehold (servitude de surface) in favour of the United Nations that came into effect on 1 January 1975. As of the same date, the United Nations acquired ownership of the large prefabricated office building on the property from the International Labour Office for SwF 6.37 million. The leasehold, originally concluded for 12 years, was subsequently extended until 31 December 1996. The United Nations will soon need to relocate its existing offices from the property. At present the leasehold carries an annual rent of SwF 45,200. The three-storey building was built by ILO in 1960 and has a long central block with two offset wings off either side of the central block. It contains 11,080 sq m (119,265 sq ft) of gross office space, which translates into 8,160 sq m (87,834 sq ft) of net area. It accommodates, among other offices, the United Nations Children's Fund (UNICEF), the United Nations Institute for Training and Research (UNITAR), the United Nations Office for the Coordination of Humanitarian Assistance to Afghanistan (UNOCHA) and the United Nations Centre for Human Settlements (Habitat).

Leased office space

51. Centre William Rappard. This was vacated by the Office of the United Nations High Commissioner for Refugees (UNHCR) in May 1995 and is now occupied by the World Trade Organization (WTO). UNHCR has been redeployed to the Immeuble Administratif Montbrillant on 16,345 sq m (175,936 sq ft) and to Vermont Nations Genève on 5,006 sq m (53,884 sq ft).

52. Montbrillant. This ultra-modern, seven-storey wedge-shaped building is situated at the junction of Rue de Montbrillant and Avenue de France and was completed early in 1995. The building is rented from the Property Foundation for International Organizations (FIPOI), and accommodates approximately 650 headquarters staff of UNHCR.

53. Vermont Nations Genève. Located in Chemin Louis-Dunant, the building houses approximately 250 headquarters staff of UNHCR, who occupy space on six of the seven floors. Other occupants of the building include the World Intellectual Property Organization (WIPO) and the International Road Traffic Organisation (IRTO).

Office space free of charge

54. Geneva Executive Centre. As a result of negotiations carried out with the Swiss authorities, some space has been made available to the United Nations Office at Geneva at the Geneva Executive Centre, a building managed by FIPOI. The Centre is located on Avenue du Pailly, five minutes from the downtown area of the city. The total area of office space is 13,504 sq m (145,356 sq ft). Of this area, and as a result of negotiations with the Swiss authorities, 1260 sq m (13,536 sq ft) were made available to the United Nations Office at Geneva free of charge as replacement space for the International Conference on the Former Yugoslavia (installed in the Palais des Nations). This surface is now occupied by the Joint Inspection Unit and the Training and Examinations Section. In addition, another 2,688 sq m (28,933 sq ft) were made available free of charge for the installation of the units of the Department for Policy Coordination and Sustainable Development. The total space put at the disposal of the United Nations Office at Geneva free of charge is 3,948 sq m (42,496 sq ft). The United Nations Environment Programme (UNEP) occupies 5,574 sq m (59,998 sq ft); the United Nations Development Programme (UNDP) 1,307 sq m (14,068 sq ft); and the United Nations Population Fund (UNFPA) 103 sq m (1,109 sq ft).

D. United Nations Headquarters, New York

Establishment of operations in the United States of America

55. On 10 December 1945, the Congress of the United States of America unanimously resolved to invite the United Nations to establish its permanent headquarters in the United States. At its first session in London on 14 February 1946, the General Assembly accepted the invitation.

Site

56. In 1946 a special United Nations site committee looked at numerous sites in Philadelphia, Boston, San Francisco and metropolitan New York. The site committee focused initially on areas north of New York City, while expensive and densely populated Manhattan was not seriously considered. The final recommendation of the committee was changed at the last minute, however, by an offer from John D. Rockefeller, Jr. of $8.5 million for the purchase of land along the East River north of 42nd Street as the Headquarters site. The offer was contingent upon various actions by city, state and federal governments, conditions that were quickly accepted. One of the principal conditions was that the City of New York would contribute certain properties, streets, riverfront rights and air rights over the Franklin Delano Roosevelt Drive (FDR Drive) so as to make the site continuous and uninterrupted. The General Assembly accepted the offer on 14 December 1946. What was later to become the site of the buildings recognized world wide as a political and universal symbol of the United Nations was at that time a blighted area of rundown slaughterhouses, light industrial plants and docking facilities for railroad barges.

57. The present site includes the land purchased in March 1947 with the Rockefeller gift, and the streets and other parcels transferred by the City of New York to make one integrated site. After various adjustments due to realignment of First Avenue, the final boundaries were formally established in an agreement executed in 1954 between the United Nations and the City of New York. The site comprises all land in the area bounded by First Avenue, the East River, and 42nd and 48th streets, with the exception of the FDR Drive (1946 alignment) and the IRT subway ventilation shaft on the north side of East 42nd Street. The final boundaries enclose a total surface area of 16.2 acres (6.6 hectares).

58. The United Nations also has air rights amounting to 3.4 acres (1.3 hectares) over the FDR Drive from the level of 24 ft (7.32 m) above mean high water level, as well as the right to place structural columns between the north and south lanes of the FDR Drive. Additionally the United Nations was granted waterfront development rights on the East River from the north side of 42nd Street (extended) to the south side of 48th Street (extended) between the official bulkhead and pierhead lines at the river, an area approximately 100 ft by 1,500 ft (3.5 acres/1.4 hectares).

Buildings

59. An early objective of Member States and the administration in the design of the buildings was the achievement of an architectural solution befitting the aspirations of the world Organization. The Secretary-General, in a report to the General Assembly, noted specifically that "the setting of the United Nations Headquarters should, of course, reflect its function as the focus of the whole world's common interest; it must have a certain dignity and grandeur". 2/

60. It was decided that the design should be the result of a collaborative effort among eminent architects. A 10-member Board of Design Consultants was established, composed of prominent architects nominated by Member Governments. The members of the Board were N. D. Bassov (Soviet Union), Gaston Brunfaut

(Belgium), Charles E. Le Corbusier (France), Ernest Cormier (Canada), Ssu-Ch'eng Liang (China), Sven Markelius (Sweden), Oscar Niemeyer (Brazil), Howard Robertson (United Kingdom), G. A. Soilleux (Australia) and Julio Vilamajo (Uruguay). Wallace K. Harrison of the United States was appointed Director of Planning, and Max Abramovitz was designated as Deputy Director. The Board and the Planning Office were further assisted by a number of associate architects and engineers and special consultants from various countries.

61. The Planning Office and the Board began their work early in 1947. Some 50 basic designs were created, criticized, analysed and reworked. In this process, the designers took into account, within the opportunities and constraints of the physical site, the institutional structure of the United Nations; the functional requirements of space for the Secretariat, delegations and press and of buildings services. While bedrock was some 60 ft (18.29 m) below sea level between 46th and 47th streets, it was relatively near the surface at the south end of the site. This latter condition opened up the possibility for the construction of a skyscraper, but also dictated its placement on the site. In the end, the design concept involved the elements of a vertical city in the park (a tall rectangular slab) and an integrated civic centre (composed of the slab, a low General Assembly building and a horizontal link, the Conference building). To optimize the use of the available property, the landscaped area and the Conference building were cantilevered over the FDR Drive up to the edge of the East River.

62. The Director of Planning presented in July 1947 the basic plans that had been unanimously agreed by the Board of Design Consultants. He noted: "The world hopes for a symbol of peace; we have given them a workshop for peace". 3/ The initial report of the Secretary-General on the basic scheme described the site as follows: "The East River site ... has sufficient scale for applying the fundamental elements of modern urbanism - sunlight, space, and verdure. Protected, yet given spaciousness by the wide expanse of the East River, the site has breadth enough to be made into a living unit of strength, dignity and harmony". 4/

63. The original plan was estimated to cost nearly $85 million. However, the designers were requested to trim the cost by $20 million. This was achieved by reducing the height of the Secretariat building from 45 to 39 floors, by diminishing the size of the conference areas and by utilizing an existing building on the site for the United Nations Library. The resulting $65 million plan was approved by the General Assembly on 20 November 1947, and the Government of the United States granted an interest-free loan for the full amount. The final instalment on the loan was paid in 1982. While the reduced scheme provided sufficient office space to satisfy expansion requirements until about 1965, the growth in membership of the United Nations required remodelling of the conference facilities only a few years after completion.

64. The contract for construction was awarded to a consortium of four large New York building firms in January 1949. The flag of the United Nations was raised to mark the completion of the steel framework on the Secretariat building on 5 October 1949. On United Nations Day, 24 October 1949, President Harry S. Truman of the United States addressed a gathering of distinguished

guests at a ceremony for the laying of the cornerstone. On 21 August 1950, only 20 months after the signing of the construction contract, the vanguard of the United Nations staff moved from temporary quarters in a converted war factory at Lake Success, Long Island, to offices in the new Secretariat building. In the meantime, construction continued on other portions of the Headquarters facilities. On 14 October 1952, the General Assembly opened its seventh regular session in the completed General Assembly Hall.

65. The current Headquarters site complex consists of the General Assembly building, which has four floors plus a basement, the Conference building with four floors plus three basements, a two-storey underground printing facility, a three-storey underground parking garage, the Secretariat building of 39 floors and three basements, the Dag Hammarskjöld Library of three floors plus three basements and a large penthouse, and the two-storey South Annex building.

66. Secretariat building. Distinctive bands across the width of the east and west façades provide outward expression of the mechanical installations on the 6th, 16th, 28th and 39th floors. This building, especially when juxtaposed with the unique shape of the General Assembly building, is now immediately recognized internationally as a symbol of the United Nations. It was acclaimed at the time of its construction as a major breakthrough in architectural philosophy, style and technology. The transcendent lightness and verticality of the Secretariat building was a striking contrast to the weight and horizontality of the Palais des Nations in Geneva, completed only 15 years before. The design represented a major change in the idea of what constituted "official" architecture. The Director of Planning, Wallace Harrison, was credited with converting the architectural design concept into reality by adroitly adapting available technologies and new materials. While some of the innovations of the design had been proposed previously by members of the design team and other architects, none had actually been realized on this scale.

67. As an austerely thin slab, 72 by 287 ft in plan (21.95 by 87.48 m), the Secretariat building rises 39 storeys (550 ft, or 167.64 m) alongside the East River. On the exterior of the reinforced structure a free-hanging curtain wall of aluminium and light green glass provides a skin cladding to the broad expanse of the south-east and north-west façades. (Manhattan's street orientations are not true north-south, east-west). On the narrow north-east and south-west ends, 2,000 tons of warm light grey marble from the State of Vermont make a powerfully contrasting statement of unbroken solidity for the crystal transparency and reflection of the East River and Manhattan façades. In front of the Secretariat building is a large circular pool which controls traffic flow and conceals the entry ramp to the three-storey parking garage below. The large bronze sculpture "Single Form" by Barbara Hepworth is mounted on a granite base in the pool. It was added in 1964 as the result of a private donation.

68. Although the design of this building has stood up well functionally and aesthetically as an architectural solution, it is now considered to be seriously deficient with regard to energy efficiency. The engineering design was innovative in the use of river water for cooling, but otherwise reflected contemporary attitudes regarding energy conservation, based on low energy prices. During the summer the building forms a vast "heat sink" as the morning and afternoon solar radiation penetrates the glass wall. In the winter the

single thickness of glass allows massive heat losses as the cold wind sweeps across the surface, drawing heat from the interior.

69. General Assembly building. The General Assembly building is the structure that makes the most original architectural statement in the ensemble, having met, as one publication notes, "a complex plan problem with the visual poetry of an elegant concave shape". This concavity is reinforced in the horizontal with a 380-ft (115.83 m) long in-curving side wall of solid, unbroken English limestone, with panels and trimmings in Vermont marble that match and recall the north and south ends of the Secretariat building. It is also reinforced in the vertical by the gentle curves of the roof line, through which rises a shallow dome capping the centre of the General Assembly Hall. At the north end of the East River façade, a large three-dimensional architectural sculpture by Enzo Martinelli stands out from the limestone. Against the strength of the long façade facing the public thoroughfare, the delegates' entrance discreetly pierces the solidity with a classically simple solution. At the north end of the building is a broad plaza overlooking the North Lawn and the gardens. It serves as the main public entrance to the Headquarters complex. The north façade is 160 ft (48.77 m) in width and set with marble-faced ribbon piers alternating with specially designed translucent glass panels which illuminate the public lobby with a subdued light. Among the many artworks in the lobby area is a large stained glass window by Marc Chagall. It adjoins the Meditation Room added in 1962.

70. The General Assembly Hall, containing 2,100 seats, is a tour de force of space, shapes, textures and colour, appropriately one of the finest public spaces in the world. Below the 75-ft (22.86 m) high base of the shallow dome, wood-slatted panels, interrupted by a wash of gold from ceiling to podium, descend against the outwardly tilted wall to the blue and green decor of the 165-ft (50.29 m) long by 115-ft (35.05 m) wide Hall. The lateral walls of the General Assembly Hall are adorned with large free-form murals designed by Fernand Léger. The original design included roundels for the seals of Member States surrounding a large seal of the United Nations. It became evident, however, that membership would soon exceed the number of roundels provided, and they were later replaced with the present simple gold background. There is, within the calm of the Hall, a sense of expanding space anchored inevitably by the political symbolism centred on the podium.

71. When construction plans were drawn up in 1947, provision was made for a total membership of 70, although there were only 57 Member States at the time. By 1955 the planned capacity had been exceeded. A $3 million expansion project, which primarily affected meeting areas, was completed in 1964 and provided space for a membership of 126. The General Assembly Hall was last remodelled in 1979 as part of a $15 million programme to increase the capacity of the General Assembly Hall and main conference rooms to accommodate a maximum of 182 delegations. Below the General Assembly Hall is Conference Room 4, a large two-storey hall which can accommodate a plenary meeting. Nearby on the same level are four smaller conference rooms and a concourse leading to the Conference building.

72. Conference building. The Conference building, the four-storey high link connecting the General Assembly and Secretariat buildings, extends along the waterfront for 400 ft (121.92 m). Its narrow top level contains the Delegates' Dining Room, private dining rooms, and kitchen. Below this, on the second and third floors, are the three Council Chambers, each approximately 72 ft (21.95 m) wide, 135 ft (41.15 m) long and 24 ft (7.32 m) high:

(a) The Security Council Chamber, just north of the small south Delegates' Lounge, was furnished by Norway, the country of the first Secretary-General, Trygve Lie, and designed by the Norwegian Arnstein Arneberg. A large mural by Per Krohg of Norway, symbolizing the promise of future peace and individual freedom, covers most of the east wall;

(b) The adjacent Trusteeship Council Chamber was furnished by Denmark and designed by Finn Juhl, a Dane. Against one wall is a 9-ft (2.74 m) statue of a woman with arms upraised, carved from teak by Henrik Starcke, also of Denmark. The Trusteeship Council Chamber was remodelled for use by the Main Committees of the General Assembly;

(c) The Economic and Social Council Chamber lies between the Trusteeship Council Chamber and the north delegates' lounge, whose large glass wall faces north overlooking the gardens. The Chamber was designed by Sven Markelius of Sweden and was furnished by that country. Beneath the Council Chambers are three large conference rooms, designed for the Assembly's Main Committees, and six small conference rooms.

73. Dag Hammarskjöld Library. At the south-west corner of the site is the Library dedicated on 16 November 1961 in honour of the late Secretary-General Dag Hammarskjöld. In harmony with the architecture of the other United Nations buildings and designed to meet the growing demands for library services, the new building measures 219 by 84 ft (66.75 by 25.60 m), with a net floor area sufficient to accommodate 400,000 volumes. Construction of the Dag Hammarskjöld Library was made possible by a $6.6 million donation from the Ford Foundation.

74. Expansion programme. In 1976 the General Assembly approved the expansion of conference rooms and related support facilities at Headquarters. The programme cost $55 million and was carried out in three phases:

(1) Enlargement of the seating capacity of the main conference rooms to provide up to 200 positions for member and observer delegations, together with revisions to the layouts in Trusteeship Council Chamber, and Security Council consultation rooms, and the creation of flexible arrangements for conference rooms 5 and 6.

(2) Construction of an addition at the north end of the Conference building to house the offices and meeting rooms of the Advisory Committee on Administrative and Budgetary Questions and office space for conference services staff. At the same time, the underground north lawn printing plant was constructed. At ground level only the hedge-enclosed light well for the office space gives any hint of the 100,000 sq ft facility below the gently sloping lawn.

(3) Expansion of the delegates' dining facilities and construction of the South Annex building which houses training and interpreters facilities and a 750-seat cafeteria for staff, delegates and visitors. The two-storey addition was completed in 1982.

75. United Nations Institute for Training and Research building. In 1964 the United Nations acquired from the Ninth Federal Savings Bank the leasehold of the building at 801 First Avenue (at the north-west corner of First Avenue and 45th Street) for $450,000, with funds given to the United Nations by the Rockefeller Foundation for the purpose of providing accommodation for UNITAR. The building had been built by the bank in 1950 on leased property. The leasehold was renewable for various terms up to the year 2035 at rates based on market value at the time of renewal. In September 1989 the United Nations purchased title to the underlying land and all rights from the owners for $4,450,000. The building has four storeys plus a basement and a gross area of 22,500 sq ft (2,090 sq m). The area of the property is 4,833 sq ft (449 sq m).

76. Archives and Records (rented space). Repeated relocation of the archives of the United Nations has provided one of the safety valves of space management at United Nations Headquarters. Initially located in the Secretariat building, it was subsequently moved to the basement of the Library, then to rented warehouse space in Long Island City, and then in 1978 to its present location on the 11th and 12th floors of the office building at 345 Park Avenue South, with a total gross area of 37,500 sq ft (3,484 sq m). The present lease expires on 31 July 2000.

77. 3 Sutton Place. This building was erected about 1920 as a residence for Miss Ann Morgan, daughter of the financier J. P. Morgan. In 1972 it was given to the United Nations Association of the United States of America by the current owner, Mr. Arthur A. Houghton, Jr., for use as the residence of the Secretary-General of the United Nations. On 26 December of the following year, the Association transferred title to the United Nations. The building was designed by Mott Schmidt, a noted townhouse architect, and is typical of the Sutton Place town houses of the period. The principal rooms are on the second floor, with private quarters on the third and fourth floors. The property is a double lot, 40 ft wide by 70 ft deep. In the rear the building overlooks a communal garden and the East River.

78. DC1 building (rented space). In 1968 the New York State Legislature established the United Nations Development Corporation (UNDC) as a public benefit corporation of the State of New York for the purpose of meeting the needs of the United Nations and the United Nations community for office space, hotel accommodation, housing and other facilities in the immediate vicinity of United Nations Headquarters. The Legislature set the boundaries of the United Nations Development District and granted the right to issue tax-exempt bonds to finance the projects. The first project of UNDC was the erection of a 39-storey building at the north-west corner of 44th Street and First Avenue, providing 357,835 sq ft (33,244 sq m) of office space for the United Nations and permanent missions on the first 26 floors. The 27th to 39th floors were constructed as hotel facilities for visitors and dignitaries. The building, designed by Kevin Roche, John Dinkeloo Associates, was completed in 1975. The United

Nations and UNDP currently occupy 339,143 sq ft (31,507 sq m) in the building, known to the staff as DC1.

79. DC2 building (rented space). The first UNDC project did not provide sufficient office space to replace all rental office space of the United Nations in New York, and a second project was soon begun on the north side of 44th Street, adjoining DC1. The DC2 building, also designed by Kevin Roche, provides 368,541 sq ft of office space on the first 26 floors and additional hotel facilities on floors 27 to 39. The United Nations currently occupies 311,442 sq ft (28,934 sq m) in the building, which was completed in 1983.

80. FF building (rented space). Located at 345 East 45th Street, it is intended primarily for occupancy by some parts of the Department of Peace-keeping Operations/Field Administration and Logistics Division. The rented area has a gross footage of 49,000 sq ft (4,552 sq m) on the 2nd and 3rd floors; the lease agreement started on 1 May 1995 for a 12-year period.

81. 866 UN Plaza (rented space). The ALCOA building is located at 48th Street between 1st Avenue and FDR Drive. The rented space is occupied by the Purchase and Transportation Service and other United Nations affiliated offices. The rented area has a gross footage of 64,710 sq ft (6,012 sq m) on the 6th floor only. The sub-lease agreement started on 5 May 1992 and the expiration date is 29 September 1997.

E. United Nations Office at Vienna

82. By resolutions 2089 (XX) of 20 December 1965 and 2152 (XXI) of 17 November 1966, the General Assembly established the United Nations Industrial Development Organization (UNIDO) as a subsidiary organ of the General Assembly of the United Nations. In response to an offer by the Government of Austria, the Assembly designated Vienna as the headquarters of UNIDO by resolution 2212 (XXI) of 17 December 1966. The basic Headquarters Agreement was signed on 13 April 1967, the first of a series of agreements. The United Nations Office at Vienna was formally established in 1980 to include the offices of the United Nations (other than the United Nations Relief and Works Agency for Palestine Refugees in the Near East (UNRWA) and the specialized agencies) located at Vienna. UNIDO became a specialized agency in 1986. An exchange of notes on 20 December 1985 constituted an interim agreement and provided that existing agreements should continue to apply mutatis mutandis pending the conclusion of definitive agreements reflecting the conversion of UNIDO into a specialized agency. In 1994-1995, transfer from UNIDO to the United Nations Office at Vienna of responsibility for administrative services, previously carried out on its behalf by UNIDO, was effected. Moreover, in April 1995, upon transfer of the Translation and Documentation Service from UNIDO to the United Nations Office at Vienna, united conference services were established in the Office.

Site

83. The Vienna International Centre provides permanent accommodation for the United Nations Office at Vienna and the headquarters of UNIDO and the International Atomic Energy Agency (IAEA). It is situated in the 22nd district

on the left bank of the Danube about 3 miles from the centre of the city in a scenic recreation area, with the Donaupark and tower to the north, the woods along the Alte Donau (a former channel of the Danube) on one side and the shore of the Danube on the other. The site of some 57 acres was selected in 1968 after a careful review of several possible sites. It fronts on Wagramerstrasse, which leads directly to the centre of Vienna across the Danube. The old Reichsbrucke was replaced with a new bridge which included provision to carry the new U-bahn (subway) that has a station directly in front of the United Nations site. For arrival by car there are exits directly to the site from the riverfront expressway which connects directly with the airport. The excellent transport capabilities are the result of thoughtful and detailed advance planning by the City and Federal authorities, the architects and engineers and the United Nations and its consultants.

Buildings

84. An international competition for the design of the buildings at Donaupark was organized by the Government of Austria in 1968. It produced world-wide interest among architects and resulted in 288 submissions. In September 1969, the international jury awarded four prizes but declared that none of the prize-winning designs were suitable for immediate execution in their original form. The jury recommended that the four be commissioned to revise their designs and provide detailed plans for the first building phase. Accordingly the Austrian authorities invited the four to submit revised projects, retaining the fundamental ideas of their design, but taking the jury's comments into account. The revised designs were submitted in April 1970. A nine-member expert committee was appointed by the Austrian authorities to review the revised designs in the context of the detailed specifications and guidelines issued for the second stage of the competition. The committee held three separate series of meetings in May, June and July. At the same time the revised designs were reviewed for suitability by the United Nations and IAEA and by the independent consultants the international organizations had retained. At the conclusion of these detailed reviews, the Austrian architect Johann Staber was designated the winner. The winning design was announced on 18 December 1970 by the Federal Chancellor of Austria.

85. In addition to the United Nations facilities, the competition required that designs also provide for a conference/exposition hall, hotel and parking, as well as expansion of all facilities. In the winning design, the facilities for the international organizations comprise one of three integrally designed building groups: (1) the United Nations Centre, a complex of office buildings containing the headquarters of UNIDO and IAEA, as well as other offices of the United Nations, an autonomous conference centre and a common services building, (2) the Austrian International Conference Centre, and (3) buildings for future expansion, and additional buildings for other organizations. All three groups are designed for future extensions that would be aesthetically consistent with the current construction. However, the Austrian Government has not reiterated its earlier proposal to construct new office towers for the United Nations organizations at Vienna.

86. Construction of the facilities for the international organizations commenced in 1972 under the general direction of the Internationaler Amtssitz

und Konferenzzentrum Wien (IAKW), a joint consortium of the City of Vienna and the federal Government. The international facilities were completed in 1979. The buildings were inaugurated in a ceremony on 23 August 1979. Separate agreements were signed by IAEA and Austria and between the United Nations and Austria on behalf of UNIDO and the other United Nations offices at Vienna on 28 September 1979. More detailed agreements were signed on 19 January 1981 covering responsibility for maintenance and other matters. The extraterritorial area delineated in the maps is approximately 18 acres (7.3 hectares). The facilities are known locally as the Vienna International Centre (VIC). In 1994, the Austrian Government informed the international organizations of an impending revision of the 1981 Agreement on the Common Fund for Financing Major Repairs and Replacements, as the need for major repairs had increased significantly after 15 years occupation of the VIC. The amended agreement would result in a 117 per cent increase in the ceiling on the annual financial liability of each of the United Nations Office at Vienna, UNIDO and IAEA as of 1996.

87. Construction of the Austrian Conference Centre began in 1982 on the site adjoining VIC and was completed in 1986. The Government has advised the United Nations that the facilities of the Austrian Conference Centre will be placed at the disposal of the international organizations at VIC free of charge for meetings that cannot be accommodated in the conference facilities in VIC. 5/ Although the Austrian Conference Centre is completely independent of VIC, there is a direct link from the main floor of the common services building of VIC. The Austrian Conference Centre occupies approximately 8 acres. The balance of the original site not occupied by VIC is held in reserve by the local authorities for future expansion.

88. In 1991, the shortage of space became crucial for the United Nations offices despite the fact that the accommodation standards had already been lowered. The host country was approached for additional space. After other alternatives had been explored and dismissed, the former Police Building located on the south-east side of the VIC complex was renovated by the Austrian Government and offered to the United Nations. In 1993, it was brought up to VIC office standards at the expense of the United Nations Office at Vienna. This now- called J Building provides approximately 400 sq m (4,306 sq ft) net usable office space and currently houses the UNHCR Vienna Office and the Secretariat of the International Year of the Family. Upon relocation of the Centre for Social Development and Humanitarian Affairs (CSDHA) offices to New York in 1993, the vacated offices in E building enabled consolidation of various United Nations International Drug Control Programme (UNDCP) offices. The growing demand for space due to the newly established offices of UNDP, United Nations Office for Project Services (UNOPS) and the World Health Organization (WHO) at the VIC will be alleviated when part of UNRWA moves to Gaza by the end of 1995.

F. United Nations Office at Nairobi

Establishment of the United Nations Environment Programme and the United Nations Centre for Human Settlements in Kenya

89. The United Nations Environment Programme (UNEP) was established by the General Assembly in its resolution 3004 (XXVII) of 15 December 1972. At the

same session the General Assembly decided to accept the offer of the Government of Kenya to locate the UNEP headquarters in Nairobi. The Agreement between the United Nations and the Government of Kenya regarding the establishment of the headquarters of UNEP was signed on 26 March 1975.

90. The General Assembly, by its resolution 32/162 of 19 December 1977, established the United Nations Centre for Human Settlements (Habitat) (UNCHS), and decided that its Headquarters would also be located in Nairobi. By letter of 22 March 1979, the Minister for Foreign Affairs of the Government of Kenya confirmed that the Agreement between the United Nations and the Republic of Kenya regarding the headquarters of UNEP applied mutatis mutandis to UNCHS at Nairobi in accordance with article XVI, section 45 of the 1975 Agreement.

91. The United Nations General Assembly, by section XXI of its resolution 38/234, endorsed the establishment of an independent United Nations Common Services Unit (UNCS) with effect from 1 July 1984. The Unit provides common administrative and technical services to tenants at the United Nations Office at Nairobi in the areas of building and grounds management, telephone and communications services, local transport, and safety and security operations.

92. The United Nations Office at Nairobi is the fourth United Nations centre, joining those in New York, Geneva and Vienna, and was the first to be located in a developing country. It houses the global headquarters of UNEP and UNCHS; the regional offices of the United Nations Educational, Scientific and Cultural Organization (UNESCO), the United Nations Children's Fund (UNICEF) and the International Civil Aviation Organization (ICAO), as well as the offices of the United Nations Information Centre, the World Food Programme, the United Nations Common Services (Nairobi), the United Nations Sudano-Sahelian Office and UNDCP.

Site

93. After evaluating several alternative sites in the immediate environs of the city, the United Nations selected the present site of 100 acres (40.47 hectares) among the rolling hills of Gigiri in the Kenyan highlands. Although the site is within the city limits, it lies some 9 km (5.6 miles) from the city centre, just off Limuru Road, one of the main urban arteries leading out of Nairobi. It is surrounded by open fields, forests and residential areas and enjoys superb views. An additional 40 acres (16.19 hectares) adjoining the original site were granted to the United Nations in 1984 and accepted by section XV of General Assembly resolution 39/236 of 18 December 1984.

94. UNEP quickly outgrew its temporary quarters in the office tower of the Kenyatta Conference Centre in downtown Nairobi. While feasibility studies for the permanent headquarters at Gigiri were in progress, a low-cost "temporary" project was undertaken on a rush basis. Eight two-storey office blocks, a small canteen, two utility buildings for printing shop and storage, and a gatehouse were completed in seven months and occupied on 11 December 1975. The buildings are arranged in gentle arcs following the contours of the land. Parking was placed at the periphery of the complex. Storm water channels were integrated with ponds and the landscaping of the central area. The gardens grew quickly and in a few months provided an extremely attractive office environment for the UNEP staff. Although the buildings were intended as temporary structures, the

idea of removing them was soon abandoned and planning of the permanent headquarters proceeded on the basis of integrating and upgrading the initial buildings.

95. Construction of the permanent facilities was initially approved by the General Assembly in 1977. With the establishment in 1978 of UNCHS, it became necessary to expand the project. The design for the new office and conference facilities incorporated the existing buildings in the site layout and the associated landscaping. Architects for the initial buildings as well as the permanent headquarters facilities were Mutiso Menezes International of Nairobi. Construction began in 1982 and was completed in 1984. The final cost at completion of the permanent facilities was US$ 27,078,200.

Design considerations

96. The aim of the United Nations was to develop the headquarters facilities for UNEP and UNCHS that would reflect the environmental objectives of the Organization and be a model of its kind. In the Nairobi region, low humidity, moderate temperatures, and frequent breezes during the day offer optimum conditions for natural ventilation. Siting, building design and landscaping have been used to enhance these natural conditions and minimize energy use. The low-level design makes elevators unnecessary; ramps have been constructed to provide access for the handicapped. Consequently, a minimal number of mechanical and electrical installations were required by the design; water recycling and solar water heating systems were also utilized. The design makes full use of locally available building materials and employs labour-intensive building methods. An average of 800 workers were used throughout the construction period.

97. The east-west alignment of the office blocks reduces the glare from the morning and afternoon sun and increases the cooling effect of the prevailing winds (north-easterly during the early months, south-easterly during the later months). Wind movements funnel through the offices in cross ventilation, the warm air rising, channelled through a double roof system, accelerated by venturi vents. North and south of the offices, belts of woodlands help direct the air currents towards the buildings. Heat gain is further reduced by perforated walls on the east and west façades and by the use of sun shades and window plantings. Thus, a comfortable working environment has been achieved, eliminating the need for air-conditioning.

98. Solar water heating installations for the kitchen and recirculation of treated waste water for irrigation and waterscape purposes add to the environmental efficiency of the complex. The recirculation system includes oxidation ponds, an intermediate aquaculture tank, and the artificial lake. Water can then be pumped from the lake to irrigate the landscaping of the complex. The objective is a balanced ecosystem, an aesthetically pleasing environment and a minimum of maintenance. The artificial lake now supports many species of flora and fauna.

Buildings

99. A curving roadway leads up to the main entrance from the entry checkpoint and visitors' pavilion past a colourful display of flags of Member States. There are no doors at the delegates' entrance. A broad canopy covers the open terrace leading to the central concourse with information and security desks, the central crossroads of the complex. Beyond this point are a series of terraces, lined by waterfalls and pools with aquatic plants, leading down to the main plaza. The conference halls on either side of the plaza frame the view of the gardens, the reservoir and hillside beyond.

100. Conference facilities. The two conference halls and related support facilities have been planned to provide for medium-sized United Nations meetings, such as the annual sessions of the Governing Bodies of UNEP and UNCHS. The facilities can accommodate a total number of 1,400 delegates and observers. Conference Hall West includes conference room 1 with a fixed horseshoe arrangement seating 500 participants. Conference Hall East contains conference rooms 2, 3 and 4 and offers optimum flexibility with mobile partitions and non-fixed seating. The partitions, especially designed for manual positioning, can be used to create a conference room seating 500, and one committee room seating 200. Alternatively, the partitions can be removed to allow for a seating capacity of 900 to accommodate large conferences or social gatherings. The committee room may be further divided into two rooms (conference rooms 3 and 4) for 100 delegates each.

101. Each conference hall has simultaneous interpretation equipment for eight languages, a press gallery and an observers' gallery seating 50 persons. The East Conference Hall is equipped with electronic voting facilities. When divided into three rooms, two of the rooms are limited to translation facilities for four languages. Conference facilities are supported by three adjacent conference rooms with a seating capacity of 25 and simultaneous interpretation for two languages. There is also a caucus room without interpretation facilities, which seats 20, as well as offices for use by conference bureau and conference staff. A projection room, duplicating and documentation distribution rooms and a display and art exhibition area are also provided. In addition to various commercial facilities for use by delegates, the concourse area includes the dining facilities and the UNEP library. The main cafeteria has 230 seats inside with additional seating outdoors. There is a restaurant seating 90 persons adjacent to the cafeteria. The delegates' lounge and the patio-cafe are located on the other side of the main concourse.

102. To the east of the delegates' entrance is the library building, which has a total area of 2,000 sq m on two levels and provision for expansion vertically and horizontally. The building contains areas for bookstacks, administrative offices, reception and reading areas, archives and reproduction rooms.

103. In the period 1990-1994, additional construction for office buildings became a necessity and with UNEP funds four new office blocks were built. Buildings U, V, W and X, with a total of 10,219 sq m (109,996 sq ft) gross area, and four additional single-storey buildings with a total of 844 sq m (9,085 sq ft) gross area, increased the grand total to 62,145 sq m (668,923 sq ft) gross available space at Nairobi.

G. Economic Commission for Africa, Addis Ababa

104. The United Nations Economic Commission for Africa (ECA) was established by Economic and Social Council resolution 671 (XXV) of 29 April 1958. At its 1021st meeting, on 2 May 1958, the Economic and Social Council decided to accept the offer of the Government of Ethiopia to locate the headquarters of the Commission in Addis Ababa.

105. The Agreement between the United Nations and the Government of Ethiopia regarding the headquarters of ECA was signed at Addis Ababa on 18 June 1958. As a contribution of the Ethiopian people to the furtherance of the ideals and aspirations of the peoples of Africa, the Head of State commissioned the construction of buildings to accommodate the secretariat of the Commission and serve as venue for future African and international conferences. The building complex was designated "Africa Hall".

Site

106. The site of the original Africa Hall buildings is located on the east side of Menelik Avenue, opposite the National Palace. The south side of the property falls away sharply to Banteyiketu Stream. To the south and west, the site overlooks the city and the gardens adjoining the National Palace. The Africa Hall site and the additional adjacent lands granted in 1971 and 1990 form a single property. The total land area within the boundaries of the integrated site is approximately 10.45 hectares (25.82 acres), including the new plot of land (4.23 hectares/10.46 acres) granted under the Agreement of 18 January 1990 for the construction of additional conference facilities.

Buildings

107. The present United Nations facility in Addis Ababa consists of two adjacent building groups, namely, the two original Africa Hall buildings and three Extension buildings. The architects for the original buildings were Fanano and Mezzedimi and for the extension project, Studio Mezzedimi.

Africa Hall buildings

108. The older of the two existing groups of buildings comprises the two Africa Hall buildings, constructed from 1959 to 1961 by the Ethiopian Government at a cost of $5 million to house the headquarters of ECA. The buildings are set high above Menelik Avenue, with broad stairs, fountain cascades and terraced plantings leading down to the street level. The buildings were formally opened on 6 February 1961 on the occasion of the third session of ECA and are considered a national landmark. They include the following:

(a) Conference building (13,851 sq m/149,092 sq ft), incorporating a plenary hall and meeting rooms. The high sheltered space between the conference building and the office building serves as a grand porte-cochère for arrival by car. To the left a broad stair leads down to a rotunda under the main conference hall. To the right formal stairs lead up to the two-storey entrance hall. Coming into view as one ascends the stairs to the entrance hall is the large stained-glass work representing Africa, covering the entire east wall of

the entrance hall. This competition-winning design was conceived and executed by the Ethiopian artist Afewerk Tekle. It consists of three large windows. According to the artist's statement, the work represents three symbolic aspects of Africa in three predominant colours:

> "Africa then", red (Africa in its bitter struggle against the heavy shadow of ignorance on the one hand, and, on the other, the pressure and storm caused by the impact of colonialism);
>
> "Africa then and now", green (colonialism destroyed and the peoples of Africa on the threshold of their future);
>
> "Africa now and in the future", yellow (the great struggle of the African peoples for freedom and the serious responsibility that this entails within an incessant search for knowledge).

The entrance hall is actually on the first floor of the office building, as are the six small meeting rooms intended for committee sessions. The hall is connected to the conference building by two wide bridges leading through the delegates' lounge areas to the entrances to the main conference hall. The main conference hall, also known as Africa Hall, accommodates 84 delegates at table in a horseshoe seating arrangement. There are two gallery levels above the interpreters' booths, and a Head of State gallery behind the rostrum.

(b) Old office building (10,283 sq m/110,686 sq ft), a seven-storey concrete structure. Originally the ground floor was left open to provide covered parking; it was subsequently enclosed to provide additional space for the ECA secretariat. Since the relocation of ECA to the Extension Office building in 1976, the building houses mainly the offices of the United Nations family of organizations other than those of the secretariat of ECA.

109. Ownership of the Africa Hall buildings and the original site was transferred to the United Nations on 26 May 1971, together with additional lands on which the United Nations would construct the extensions to Africa Hall to meet the growing needs of the Commission secretariat. A condition of the transfer was that the conference facilities in Africa Hall, when not required by the United Nations, would be made available to the Government to accommodate conferences of other international bodies (such as the Organization of African Unity, also headquartered in Addis Ababa).

Extension buildings

110. In 1973 the United Nations initiated construction of the second group of buildings, known as the Extension buildings. These were completed at a cost of $6.8 million and occupied by the secretariat of ECA in 1976. They consist of three reinforced concrete buildings located to the east and south of the original buildings as follows:

(a) Extension Office building. A 10-storey building with a gross area of 18,864 sq m (203,052 sq ft) including approximately 6,000 sq m (64,584 sq ft) of usable office space. Most of the units of the secretariat of ECA are located in this building. Bridges connect the first floor of the Extension Office building

with the main entrance hall of the older buildings, and also with the top levels of the Cafeteria and Library buildings.

(b) Cafeteria. A three-level structure of 1,952 sq m (21,011 sq ft) that provides both dining and lounge facilities for delegates and staff. The cafeteria, on the lowest level, is surrounded on three sides by terraces overlooking the landscaped gardens. In 1994, part of the space under the cafeteria was redone and utilized as a Staff Recreation Centre (225 sq m/2,422 sq ft).

(c) Library. A five-level structure of 5,004 sq m (53,863 sq ft) used as both a library and a training facility for the staff. Like the Cafeteria, the Library rises only two storeys above the ground on the side towards the office buildings, maintaining a low silhouette and preserving views of the surrounding mountains. The apparent mass of these buildings is further minimized by placement at 45 degrees to the main axis. An open terrace between the Cafeteria and Library buildings covers a basement link holding mechanical equipment and service facilities. The actual size of the two buildings and the link is evident from the south, where sweeping reinforced concrete piers buttress the buildings set diagonally into the steeply sloping hillside.

111. Executive Secretary's residence. The Government of Ethiopia provided a rented, free-standing, residential villa to ECA solely for the use of its Executive Secretary. The house consists of main and first levels with a total area of 250 sq m (2,691 sq ft). In 1994-1995, the garage level was reconstructed and enlarged to allow space for hospitality and entertainment for heads of delegations etc. to a total of 719 sq m (7,739 sq ft) gross area.

112. New conference facilities. As early as 1969, the Secretary-General had reported to the General Assembly that the conference facilities in Africa Hall were insufficient to accommodate the requirements of the Commission owing to its greatly increased membership. 6/ Construction of the new conference facilities, approved by the General Assembly in 1984 in section III of resolution 39/236, will provide for one large conference room, one medium conference room in addition to the existing Africa Hall, and four small conference rooms and related facilities (1-2-4 scheme). The architects for the conference facilities are Studio Valle of Rome, winners of the international competition held in 1986. Construction of the new facility began early in 1991. The total floor area involved is approximately 45,160 sq m (486,100 sq ft). The new building will be linked by a multi-level bridge to the conference facilities in the existing buildings through the first floor of the Extension Office building.

H. Economic Commission for Latin America and the Caribbean, Santiago

Site

113. The headquarters of the Economic Commission for Latin America and the Caribbean (ECLAC) is located in one of the more attractive settings of metropolitan Santiago, on the left bank of the Mapocho River. Directly across the river from the site the rugged foothills of the Andean Cordillera rise

abruptly above the plain. The approach road to the ECLAC compound, Dag Hammarskjöld Avenue, runs through Vitacura Park, which parallels the river.

114. Prior to the transfer of the site of almost 5 hectares (12.36 acres) to the United Nations by the Government, this parcel formed a part of Vitacura Park. To establish a level platform for the new building, the ground level was raised as much as 4-5 m (13-16 ft) above the flood plain on the west side. Massive retaining walls built of water-washed boulders echo the abrupt rise of the nearby mountains and buttress visually the heavy reinforced concrete structure hovering above the flood plain of the river.

Buildings

115. Headquarters main building. On 14 November 1958 the General Assembly, by resolution 1273 (XIII), authorized the Secretary-General to proceed with the planning and construction of the ECLAC headquarters building. Following an open competition for the design of the ECLAC headquarters building and site, in which some 40 entries were submitted, the Chilean architect, Emilio Duhart Harosteguy, was selected in November 1960. A writer and professor, he had been as well a collaborator in the offices of the architects Le Corbusier and Walter Gropius. Other collaborators in the project were Christian de Groote and Roberto Goycolea.

116. The principal building, the so-called anillo or "ring" building, consists of four units, each 15 by 80 m, joined to form an open square or ring, 95 m on each side. The engineering design of the structure of the anillo is rather unusual. In fact, the anti-seismic structural concept establishes the basis for the architectural form. Four enormous reinforced concrete pillars on each façade of the peripheral and patio sides support immense inner and outer concrete ring beams running the full length of the building at the uppermost reach of the building. Upon these rest prefabricated, post-tensioned transverse concrete beams from which, in turn, the office floor beneath is suspended by steel rods, similar to the principle involved in the support for the deck of a suspension bridge. Large neoprene pads atop the piers and between the piers and the suspended floor dampen displacements in the event of an earthquake. The structural engineers responsible for the highly sophisticated engineering solution were César Barros and Hartmut Vogel.

117. The anillo serves as the principal office space of the complex. Various units such as the library and documents areas were located in separate elements on the terrace or zócalo below the anillo. These elements were discreetly hidden behind plantings or heavy stone/concrete walls similar to the retaining walls. They are not connected structurally to the suspended office floor above. Suspended pedestrian bridges divide the interior court of the anillo into four quadrants. The bridges run from the centre bay on each side of the anillo to the nucleo, or nucleus building, housing administration, information, technical staff, dining facilities and mechanical installations. The south bridge also serves to cover the walkway leading from the main entry portal to the nucleo. In contrast to the light suspended office floor of the anillo with its elegant glazed curtain wall, the nucleo is of rough concrete with various shaped slots and punctures for window openings. The nucleo is placed slightly off-centre in the courtyard, occupying a portion of the north-west quadrant.

118. The conical caracol, or Conference hall, is located in the south-east quadrant of the courtyard. The caracol, which recalls the form of a snail shell in the spiral of its large external staircase leading to the roof terrace, also echoes the bold outline of the mountain peaks. The concrete walls enclose a medium-sized conference room on the upper level. A second conference room, at the ground level, was part of the original design but built only at a later date owing to shortage of funds.

119. The building was inaugurated on 29 August 1966 by the United Nations Secretary-General U Thant and President Eduardo Frei of Chile. A statement made at the dedication asserts that the building succeeds as a casa and as a monument - a casa de las naciones in communitarian relationship and a monument visibly expressive of the strong spiritual and social desires of mankind. As a bold architectural and engineering concept it represents one of the most outstanding examples of architecture associated with the United Nations. The final cost at completion was $4,075,000. A further appropriation of $1,328,500 was approved for a series of major alterations and improvements to the premises that were begun in 1969 and completed in 1972. Among these was the construction of additional office space on the terrace under portions of the anillo. 7/

120. Documentation Research Centre Building. The construction of the Documentation Research Centre (DRC) Building commenced in January 1975 and was completed in March 1976. The construction budget was $1,069,500, of which approximately 60 per cent was financed by the Government of the Netherlands. The single-storey building, designed by the Chilean architect Carlos Alberto Cruz, is elegantly wrapped in a dark smoked glass façade. In addition to the DRC building, later known as the Latin American Documentation Centre (CLADES), the building houses the ECLAC Computer Centre and part of the Statistics Division.

121. Auditorium. Preliminary designs for this building were provided by Carlos Alberto Cruz. It was constructed as a replacement for a provisional structure used for staff activities that had been destroyed by the flooding of the ECLAC compound in 1982. A basic, low-cost building, its cost of $80,000 was financed by the insurance settlement for the destroyed structure and Staff Union funds. Construction was completed in 1984.

122. North building. To the north of the main headquarters building is a low-cost modular building, designed by the Chilean architect, Hernán Precht. It was begun in March 1988 and completed in May 1989. It houses the Centro Latinoamericano de Demografía (CELADE), which previously occupied rented office space in a building adjacent to the ECLAC compound. It also accommodates the Documents and Publications Division of ECLAC. The construction cost of the first phase was $631,337 distributed as follows: extrabudgetary, $327,886 (contributions of the United Nations Population Fund (UNFPA), Canada and France); and regular budget, $303,451.

I. Economic and Social Commission for Asia and the Pacific, Bangkok

123. The headquarters seat of the Economic Commission for Asia and the Far East (ECAFE), was established at Shanghai in 1947. However, the situation there in 1948 necessitated a temporary move of the secretariat to Bangkok, where operations resumed in January 1949. The ECAFE secretariat occupied several temporary quarters in Bangkok, but was soon accommodated at the Sala Santitham, a new building built by the Government in 1954. An agreement between the United Nations and the Government of Thailand relating to the establishment in Bangkok of the office of the ECAFE was signed on 26 May 1954. It described the provision of facilities at what was termed "the working site" of the Commission. In 1970 Bangkok was formally designated as the headquarters seat of ECAFE.

124. The Sala Santitham was built by the Government in 1954 at the intersection of Rajadamnern Nok Avenue and Krung Kasem Road. This building housed various government offices in addition to those of the international organizations. Conference facilities suitable for meetings of the Commission were completed in 1957. The entire facility was operated and administered by the Government. The main conference hall of the Sala Santitham was damaged by fire in 1969.

125. In 1967 a small four-storey building was constructed between the Assembly hall and the north wing of the Sala Santitham. It provided space for offices, printing facilities and a cafeteria. The project had been made possible when the Netherlands Government approved the allocation of approximately $60,000 from an earlier donation of $205,000 to support the secretariat of ECAFE. The Netherlands Building and the Sala Santitham were demolished to make space for the new United Nations conference facilities, recently completed.

Site

126. By 1970 much larger facilities were required. The Government made available an L-shaped property behind the Sala Santitham on which the United Nations could build the necessary additional facilities. The site is bounded by properties of the Wat Makutkasat School and the Royal Thai Army Headquarters. The principal frontage is on Rajadamnern Nok Avenue, a wide, attractive boulevard lined with ministerial and other major governmental installations. It is a ceremonial link between the Royal Palace on the east and the Grand Palace on the west. In front of the Sala Santitham is the Makawan bridge over the Klong Phadung Krungkasem. Two blocks to the east of the bridge the boulevard opens onto the broad plaza in front of the former National Assembly Building. The initial term of the lease for the United Nations site was 20 years, renewable for an additional 10-year term. In 1986 the Government and the United Nations signed a long-term agreement for the lease of the 1970 parcel as well the Sala Santitham site for an indefinite period.

Buildings

127. Secretariat and service buildings. The foundation stone-laying ceremony for the new secretariat and service buildings was conducted by Prime Minister Field Marshal Thanom Kittikachorn on United Nations Day, 24 October 1972. The general contract for construction was signed on 20 December 1972 and on United

Nations Day, 24 October 1975, the buildings were ceremonially inaugurated by His Majesty King Bhumipol Adulyadej. They are of reinforced concrete and contain, respectively, 29,532 and 19,727 sq m (317,882 and 212,340 sq ft) of floor area. Their combined total volume is 168,255 cubic metres (220,080 cu yd).

128. At the time of its construction, the secretariat building was one of the tallest buildings in Bangkok. Today Bangkok has numerous buildings that exceed 15 storeys in height. The Service building provides three parking levels and four large general purpose floors for offices, computer centre, library, training centre, cafeteria, auditorium and meeting rooms. A bridge connects the Service building and the secretariat building at the first floor level. The project also provided for the construction of a small conference hall structure to augment the existing conference facilities in the Sala Santitham. Architectural designs for the buildings were provided by the Ministry of Works, assisted by local engineering consultants.

129. Conference Centre. Construction of a new conference building began on 1 May 1989 and was completed in March 1993. The ground-breaking ceremony was performed by the Prime Minister of Thailand, General Prem Tinsulanonda, on 1 July 1988 and the Centre was opened by His Majesty the King of Thailand on 9 April 1993. The total floor area of the new building is 50,730 sq m (546,060 sq ft). The building has four storeys plus two basements. It includes a plenary hall, two large conference rooms and two small conference rooms. Dining facilities, parking, exhibition space, press and communications facilities are provided. Bridges link the building to the Service and secretariat buildings at the first-floor level. The interior courtyard formed by the deck over the underground parking levels is landscaped with pools and gardens.

J. Economic and Social Commission for Western Asia, Amman

130. The Economic and Social Council of the United Nations established the Economic and Social Commission for Western Asia (ESCWA) in 1974. It had been preceded by the United Nations Economic and Social Office at Beirut (UNESOB). The provisional headquarters of the Commission was established in Beirut for an initial period of five years. In 1976, the United Nations accepted the offer of the Government of Iraq to host the headquarters of the Commission. In 1982, the Commission moved to temporary premises in Baghdad and in early 1983 to its permanent premises. In the aftermath of the Gulf crisis, ESCWA relocated temporarily in Amman and resumed its activities as of August 1991. At its seventeenth session in May 1994, the Commission accepted the offer of the Government of Lebanon to host the Commission and recommended to the Economic and Social Council that the permanent headquarters of the Commission be relocated to Beirut.

131. At its eighteenth session, held in Beirut in May 1995, the Commission adopted resolution 207 (XVIII) on facilitating the relocation of the Commission to its permanent headquarters in Beirut. Pending the completion of the appropriate legal action between the United Nations Secretariat and the Government of Lebanon, to arrive at a common understanding on all issues related to the relocation of the Commission to its permanent headquarters in Beirut, the

temporary stay of ESCWA in Amman has been extended for another year through 31 August 1996.

Buildings

132. For its temporary stay in Amman, ESCWA identified and leased three buildings and a parking lot, all located in the Shmeisani area, as follows:

(a) Al-Majali building (known as building A);

(b) Council of Economic Arab Unity building (known as building B);

(c) Abu Eisheh building (known as building C).

The total gross area of office space is 8,515 sq m and the total net office space is 5,335 sq m.

Building A

133. This building has nine floors and two basements. It has adequate elevators and parking space and comprises approximately 5,412 sq m of gross area, of which 2,769 sq m are for office space and 2,643 sq m for two basements (net office space 3,000 sq m). It is furnished and partitioned. Additional furniture and partitions were made to adapt to the needs of the Commission. Cleaning and maintenance services, as well as operation of the heating and air-conditioning system are provided by the landlords. A PABX is installed, but maintained at ESCWA cost, in addition to other systems such as Liebert air-conditioning, uninterrupted power supply system and a halon fire detection system. A parking lot adjacent to the building, covering 3,000 sq m, is rented to accommodate cars of staff. The building is also equipped with a small conference room to accommodate 50 persons and has a film projection facility. ESCWA meetings are held in major hotels in Amman.

Building B

134. The building is located in the Shmeisani area in the vicinity of building A. It has four floors and a basement, with a total gross area of 2,268 sq m (a net usable space of 1,800 sq m) and an additional area of 827 sq m used as a parking lot. It has two elevators and is furnished adequately. It has a telephone exchange and a central plant for heating. Maintenance contracts for cleaning and gardening services, maintenance of elevators, and general maintenance of the building and telephone exchange system are performed at ESCWA cost. ESCWA is undertaking a project for the installation of an air-conditioning facility in the building.

Building C

135. The two-storey building is located in the Shmeisani area close to the UNDP offices and within walking distance of building A. The gross area of office space is approximately 835 sq m. The net office space is 535 sq m. It has a covered parking space for only six cars. It also has a heating facility in

addition to partial air-conditioning, which is being upgraded by ESCWA for the whole building.

K. United Nations Truce Supervision Organization, Jerusalem

Site

136. Prior to 1930, the British High Commission for Palestine was accommodated in various rented premises in and around Jerusalem. In 1927, a Select Committee was appointed by the Chief Secretary to submit recommendations for a suitable permanent site. This Committee considered 18 possible locations and finally chose the site on the promontory of Jabal el Mugabbar (The Hill of Evil Counsel), in part because it enjoyed outstanding views of Jerusalem and surroundings from its height, views equalled only by those from the Mount of Olives. To the north there is a commanding view of the city and Judean Hills, to the east an outlook to the Mountain of Moab over the Valley of the Jordan and the Dead Sea, with additional views of the Judean hills to the south. The Committee considered that for eight months of the year the site would be pleasant and cool, removed from dust, noise, or proximity to dwellings, while during the winter it would be no more exposed to the elements than the best residential quarters in Jerusalem.

137. Approval was therefore given to acquire this property of approximately 80 dunums (approximately 8 hectares) and subsequently, several smaller adjoining plots, at a total cost of £8,700. A large building was constructed to provide office accommodation for the High Commission, in addition to serving as the permanent residence of the British High Commissioner for Palestine. The building and the surrounding area became known as Government House.

138. When the Mandate was nearing its end the British Mandatory Government, with United Nations concurrence, invited the International Committee of the Red Cross to take over Government House. The installation of that Committee in Government House was formally approved in an exchange of letters between the Red Cross authorities and the Arab authorities (the Arab High Committee) on 9 May 1948, and between the Red Cross and the Jewish authorities on 17 May 1948. The handover took place on 15 May 1948.

139. With the end of the British Mandate, hostilities commenced and continued intermittently between May 1948 and March 1949. To make it possible for the Red Cross to continue to serve its purpose, a neutral zone of 2,650 dunums (2.65 sq km) was created around the Government House area. The zone was in fact under the control of the United Nations, although the Red Cross occupied Government House under its own flag. No one other than refugees and personnel serving with the United Nations or the International Red Cross could enter the neutral zone except by written permission of the United Nations observers.

140. When the neutral zone was violated by both hostile parties, the Red Cross authorities decided to withdraw operations from Government House. On proper notification to the parties concerned (neither of which objected), the International Red Cross vacated Government House, with the surrounding area and

neutral zone, on 7 October 1948, and the entire property was formally transferred to the United Nations.

141. In mid-1949, the headquarters of the United Nations Truce Supervision Organization (UNTSO) was transferred to Government House from Haifa. The Cease Fire Agreement of 30 November 1948 left the Government House area and the neutral zone intact. Nothing in the Hashemite Kingdom of Jordan-Israel General Armistice Agreement of 3 April 1949 abrogated prior agreements under the truce.

142. In June 1967, Jordanian troops occupied the garden area of Government House, but were then driven out by Israeli Defense Forces. The Forces occupied Government House, causing the evacuation of the Chief of Staff and UNTSO personnel. On 24 August 1967, UNTSO was able to re-establish its headquarters on the site. The adjacent area that the Israeli authorities returned to the United Nations was smaller by two thirds than the Government House area as it had existed on 5 June 1967. The return of the United Nations to the reduced site was "without prejudice to all rights and claims of the United Nations to the occupancy and possession of the whole of the premises". 8/ Except for this brief period in 1967, the Government House compound has been occupied continuously by the United Nations since 1948.

Buildings

143. The main building of the Government House compound was completed in 1931 at a total cost of £53,000. It was designed by Austen St. B. Harrison, chief architect of the Public Works Department. The building is set at the crest of the promontory and enhanced on the north and east by terraces that step down the slope to the gardens. The building has three storeys and a basement, and is of the traditional masonry construction of the period. It features a commanding tower, roof terraces, domed porches and an arched stone porte-cochère. A large two-storey hall for receptions on the right of the main entrance is balanced on the left by a two-storey service wing. In addition to the gatehouse, various utility buildings, workshops and staff facilities have been constructed over the years to support the activities of UNTSO and other peace-keeping units in the region. For many years the radio and satellite Earth stations at Government House have been a key link in the United Nations regional and global communications networks.

L. United Nations University, Tokyo

144. The United Nations University (UNU) has as its objective the research, education and dissemination of knowledge with regard to global concerns of human survival, development and welfare. In 1969, at the twenty-fourth session of the General Assembly, the late Secretary-General, U Thant, called for the establishment of the United Nations University. In December 1973, at the twenty-eighth session of the General Assembly, the Charter of UNU was adopted and the greater Tokyo area was selected as the site for the University's headquarters.

145. On 14 May 1976, the Agreement between the United Nations and Japan regarding the Headquarters of the United Nations University was signed, together

with a Memorandum of Understanding concerning the interpretation and application of certain provisions of the Agreement. UNU is the only organization established by the General Assembly that is headquartered in Japan.

Site

146. The site of the building for UNU in Tokyo is 53-1, Jinguamae 5-chome, Shibuya-ku. The ground space under lease from the Tokyo Metropolitan Government (Tokyo-To) is 7,043.59 sq m (75,817 sq ft).

147. On 27 February 1989, the Tokyo Metropolitan Government and the United Nations University jointly signed a Contract concerning the Free Lease of Land by which the Tokyo Metropolitan Government leased free of charge a 7,043.59 sq m portion of land owned by the Metropolitan Government. The land under lease consists of two parts: the land upon which the building for the permanent headquarters seat of the University sits directly, "the headquarters seat land" (4,160.05 sq m), and an area of land for the related facilities, referred to as "the related area", which surrounds the building (2,883.54 sq m). The term of the lease runs from the date on which possession was taken by the University until 26 February 2009. Under the provisions of the contract the lease is renewable indefinitely.

148. On 27 February 1989, the Memorandum Concerning the Permanent Headquarters Seat of the United Nations University was signed by the Ministry of Education, Science and Culture of the Government of Japan, the Tokyo Metropolitan Government and UNU. The memorandum provided that the Ministry would construct and make available free of charge a building for the use of the University on a portion of land leased without charge by the Tokyo Metropolitan Government to the University.

Building

149. The architect selected for the design of the headquarters building of UNU was Kenzo Tange, the internationally renowned Japanese architect. The structure, built of steel frame and reinforced concrete, has 14 storeys and a basement. The first four floor levels are arranged in the shape of a horseshoe and, above those floors in the central section a tower rises 10 more storeys with building setbacks each three floors. In addition to the Rector's residence and the Rector's office suite, located on the top two floors, the building contains offices, rooms for researchers, a library, an exhibition space, an international conference hall (300-person capacity), a computer room and 12 parking spaces located at the basement level. The total floor space in the building, constructed by the Ministry of Education, Science and Culture, is about 22,377 sq m (240,844 sq ft). The cost of construction was approximately 12 billion yen (approximately US$ 80 million). Construction work started in March 1989 and was completed in July 1992. The facility was furnished at the time it was turned over to UNU. The University is responsible for the maintenance and upkeep of the facility. UNU hires outside contractors under the supervision of its building management staff, at an annual cost of approximately US$ 2.5 million. The Metropolitan Government is responsible for any structural repairs.

United Nations University Research and Training Centre

150. The Tokyo Metropolitan Government recognized that providing premises for the Research and Training Centre (RTC) of UNU would be indispensable in enabling the university to undertake its research into the pressing global problems of human survival, development and welfare and to conduct its activities as set forth in the Charter of the University.

151. In this connection, the Tokyo Metropolitan Government implemented a land-trusteeship arrangement on a connecting parcel of land onto which it has constructed a building to house the research and training centre of UNU.

Site

152. The site for the UNU Research and Training Centre is 53-67 Jingumae 5-chome, Shibuya-ku, Tokyo. The RTC premises consists of a building with a total floor area of 5,874 sq m (63,222 sq ft). On 21 July 1995, the Tokyo Metropolitan Government and UNU jointly signed a "Contract concerning the Free Lease of the Premises for the United Nations University Research and Training Centre" by which the Metropolitan Government leased free of charge the premises for the Centre.

153. The term of the lease runs from 1 August 1995 to 31 March 1996. Thereafter the term of the lease will be renewed automatically from year to year. The contract will terminate on 31 July 2015, which is the date of expiry of the period of the land trust.

Building

154. The architect for the RTC premises is Kenzo Tange, the same architect as for the UNU headquarters building. The structure, built of steel frame and reinforced concrete, has five storeys above ground and three below ground. The building, rectangular in shape, is in harmony with the UNU headquarters building in both character and construction materials.

155. The building contains 31 residential living quarters on three floors. These quarters comprise a Director's apartment, four small apartments, 18 single rooms and eight double rooms. In addition to these residential areas, the building contains offices, a computer room, a library, seminar rooms, a research room, and various other spaces, in addition to parking for eight cars on the third basement level.

156. The total floor area is 5,874 sq m (63,222 sq ft). The building was turned over to UNU on 1 August 1995. The Tokyo Metropolitan Government has provided furnishings for the premises. The cost of the maintenance and security of the RTC premises will be shared between UNU and the Metropolitan Government.

Notes

1/ A/45/796 and Add.1.

2/ A/311, p. 79.

3/ Ibid., p. 3.

4/ Ibid., p. 11.

5/ A/AC.172/137, p. 19.

6/ A/C.5/1265.

7/ A/7476, para. 114.

8/ S/7930/Add.27.